



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

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**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 19.09.2023.**

**Item No. 227.40**

**(iv) Promoter: GPB Trading LLP.**

**Project: "P P Green City-2" an affordable Plotted colony under DDJAY 2016 on land measuring 30.412 acres situated in the revenue estate of Village Kamaspur, Sector-83-84, Sonipat.**

**Temp ID: RERA-PKL-1314-2023**

1. The matter pertaining to registration of this project came up for consideration of the Authority today. License No. 149 of 2023 dated 18.07.2023 valid up to 17.07.2028 was granted in favour of GPB Trading LLP & Geet Buildcon Pvt. Ltd. in collaboration with GPB Trading LLP for the development of an Affordable Plotted Colony on land measuring 30.412 acres situated in the revenue estate of Village Kamaspur, Sector-83-84, Sonipat.
2. The application submitted by the promoter has been examined and following deficiencies are observed:-
  - i. Demarcation and Zoning plan duly approved by DG, TCP has not been submitted.
  - ii. License No. 149 of 2023 has been granted subject to the condition that the promoter shall construct the access to site upto higher order road in concurrence with the concerned authority before allotment of plots. The status of construction of the said road be submitted to the Authority.
  - iii. Collaboration Agreement is revocable in nature.



- iv. Special power of attorney is neither irrevocable nor does it have powers to execute conveyance deed of the land owned by Geet Buildcon (P) Ltd..
  - v. The promoter shall submit a joint undertaking regarding the sharing of plots between the two licensee/landowners with marking on the layout plan.
  - vi. The promoter should also clarify as to who will maintain the escrow account and how will 70% of the amount received by the co-licensee be transferred to the said account. A joint undertaking with the consent of the co-licensee be submitted.
  - vii. It should also be clarified as to who will maintain the colony for the next 5 years after the grant of completion certificate.
3. Applicant/promoter should comply with the above observations before the next date of hearing. Adjourned to 20.11.2023.
  4. In case promoter/applicant furnishes the aforesaid information before the next date of hearing, their application may be considered by the Authority in its meeting on Monday following the date of such submission.



True copy

Executive Director,  
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

CA (Shubham)