



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 16.10.2023.

Item No. 230.19

(iv) Promoter: **Spice One Builders Pvt. Ltd.**

Project Name: "One City" - Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 15.812 acres situated in the revenue estate of Village Kheri Sadh, Sector-27 A, Rohtak.

Temp ID: 1325 of 2023

Present: Sh. Udit Jain, Director of the company.

1. When this matter was last heard on 09.10.2023, the promoter was directed to submit the following:-

i. Who will maintain the escrow account and how will 70% of the amount collected from the allottees be transferred to the said account. A joint undertaking with the landowner/ licensee to be submitted for complying with the provisions of Section 4 (2) (1) (D); and

ii. The letter conveying the approval of the zoning plan.

2. Now, vide reply dated 10.10.2023 the applicant/promoter has submitted a joint undertaking mentioning that both the licensees shall comply with all the provisions of Section 4 (2) (1) (D) of the RERA Act (as per their shareholding in the saleable area as agreed to in the collaboration agreement) which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I. Further, it has been mentioned that both the licensees shall co-sign the allotment letter for all the plots.



3. The Authority after consideration decides to register the project with the following special conditions that:
- i. Both the licencees shall comply with the provisions of Section 4(2)(1)(D) of RERA Act, 2016 (as per their shareholding in the saleable area as agreed to in the collaboration agreement) which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I.
 - ii. Both the licencees shall be co-signatories to the allotment letters for all the plots to be issued to the allottees.
 - iii. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
 - iv. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.631 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket.
 - v. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
 - vi. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate.
 - vii. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15 days from the issuance of this registration certificate, till which time no plots shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
4. The Project Section is also directed to get the necessary corrections done online.
5. **Disposed of.** File be consigned to record room after issuance of registration certificate.



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