



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 26.09.2023.

Item No. 228.23

(ix) Promoter: SPJ Promoters Private Limited.

Project: "Arora Industrial Park" an Industrial Plotted Colony on land measuring 25.343 Acres situated in the revenue estate of Village Kundli, Sector 47, Sonipat.

Temp ID: RERA-PKL-1277-2023

Present: Mr. Rajiv Gupta, Group CEO alongwith Ms. Mona Sharma, representing the promoter company.

1. When this matter was heard on 30.05.2023, following deficiencies were conveyed:-
 - i. *Under REP-1 Part E relating to details of statutory approvals, the promoter has mentioned Yes in the columns of Demarcation and Zoning plans however approved copies of the same have not been submitted.*
 - ii. *REP-II is not notarized.*
2. Further, on 04.09.2023, Ms. Mona Sharma appearing on behalf of promoter requested for some more time to file reply stating that the Zoning plan of the colony is still under consideration of the DG,TCP.
3. She further assured to file reply to the representation dated 27.06.2023 addressed to DG,TCP Haryana filed by the Petitioners Sh. Satish Kumar and Gopal Kishan regarding violation of Court Decree and decision dated 18.12.1997 and 15.02.2013.
4. Now, vide reply dated 20.09.2023 the applicant/promoter has submitted the copies of approved revised layout cum Demarcation Plan and zoning plan alongwith fresh REP-II which is notarized. Further, with regard to the reply of representation dated 27.06.2023



addressed to DG,TCP Haryana filed by the Petitioners Sh. Satish Kumar and Gopal Kishan, the promoter has stated that the complainants have raised following two issues:

- i. They have right of possession over certain portion of licenced land.
- ii. They have right of ingress / egress to land in their possession.

They further stated that, Right of way of the petitioners is not being restricted and they can use the circular roads provided by them which are minimum 18 Mtr wide. Further, the current approach which is utilized by them is 11 ft & 14 ft which is not even part of revenue records and nor shown in Shijra Plan. Therefore, right of passage of complainants are not being defeated rather a passage wider than existing is being provided to the complainants. That they will not disturb their present possession & development works will be carried out as on where is basis on the rest of licensed land minus licensed land in physical possession of complainants. Thus, possession of complainants is not disturbed. They also assured that they will abide by the Hon'ble Court in this matter.

5. Further; they stated that the said matter was also raised by the DTCP Haryana for clarification on email dated 06-09-2023 to SPJ Promoters Pvt. Ltd and the reply has already been submitted vide email dated 11-09-2023.
6. The promoters have also submitted Indemnity Bond and Undertaking as adherence to court orders to safeguard the interest of petitioners/plaintiffs and after due consideration of the aforementioned facts, their case of revised Layout and Zoning Plan has been approved by the Department on 19-09-2023.
7. Further, vide reply dated 26.09.2023, they have submitted a copy of zoning plan on which the two revenue rastas of 14 feet and 11 feet have been marked by the promoter for the records of the Authority.
8. The Authority after consideration decides to register the project with the following special conditions that the:
 - i. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.



- ii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 1.125 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.
 - iii. 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.
 - iv. Promoter shall abide by the orders passed/to be passed by Hon'ble Court in Civil Suit No. 189 of 07.05.1994.
 - v. The promoter shall submit the details of the escrow 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 escrow account shall be subsequently changed by the promoter without the prior permission of the Authority.
9. Disposed of. File be consigned to record room after issuance of registration certificate.



True copy

Executive Director,
HRERA, Panchkula

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5/4/23.

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

CA (Subram)