



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

(iv) **Promoter :** Vardhman Buildtech Pvt Ltd.

Project : "Vardhman Springdales" a Residential Group Housing Colony under DDJAY-2016 on land measuring 8.1 acres situated in Sector-3, Rewari, Dharuhera.

Temp ID : RERA-PKL-1116-2022

Present: Suresh Kapoor, CA of the Promoter via video conferencing.

1. This application is for registration of an ongoing project namely "Vardhman Springdales" a residential group housing colony being developed on land measuring 8.1 acres situated in sector-3, Dharuhera, Rewari. License No. 142 of 2008 dated 19.07.2008, which was valid upto 18.07.2010, has been granted by Town and Country Planning Department.
2. Following observations were made by the Authority on 19.12.2022:
 - i. Registration fee submitted by the promoter is Rs. 2,87,000/- whereas the same works out to Rs. 5,01,935/- deficit by Rs. 2,14,935/-.
 - ii. The promoter is also required to deposit 4 ½ times late fee amounting to Rs. 22,58,708/- as per item no. 65.9 of the resolution dated 26.08.2019;
 - iii. Quarterly expenditure to be made in each quarter in Form REP-I (Part-C) has not been submitted.
 - iv. Address of the person who would ordinarily be operating the escrow account has not been provided.



- v. *Date of approval of building plans have not been provided. It should be clarified whether they are valid as on date or not?*
 - vi. *Specifications of construction in REP-I (Part H) has not been provided.*
 - vii. *In REP-I (Part C), details of services and facilities which will be provided inside the project has not been provided.*
 - viii. *In REP-II, date of completion is written as 27.07.2026 whereas in online A-H it is 31.12.2026.*
 - ix. *No General Power of Attorney has been submitted by the applicant/promoter conferring powers to develop, market, sell and to execute conveyance deeds. Registered and Irrevocable General Power of Attorney should be submitted conferring all powers as mentioned above upon the promoter/applicant.*
 - x. *Collaboration agreement is not registered. 22% built up area to be given to Brihaspati Construction Pvt Ltd. has not been earmarked on the layout plan.*
 - xi. *While filing for registration for the project, the promoter has submitted collaboration agreement with the landowner/licensee.*
4. *There are contradictory clauses namely clause 3, 11(a), 11(b), 11(c), 28, and 29 in the collaboration agreement.*

Authority further directed the applicant/promoter to submit the following:

- i. *A list of total number of allottees of the project along with a list of allottees whose allotment have been cancelled by the promoter;*
 - ii. *Information regarding total amount collected from the allottees through booking/sale of flats and amount utilized in construction till date supported by a CA Certificate and;*
 - iii. *The status of development works and the status of various blocks duly supported by a certificate of the Engineer and Architect.*
2. *The promoter had complied with the deficiencies mentioned at serial no. (i), (iii), (iv), (vi), (vii) and (viii).*
3. *The promoter on 07.08.2023 had informed that they will receive the license by month end. He also informed that as per orders of DTCP dated 31.03.2023, they have put the cancellation of allotment on hold.*



4. The Authority had also directed the Applicant/promoter to pay requisite late fee amounting to Rs. 22,58,708/- before the next date of hearing so that their application for registration could be considered.

5. Today, Sh. Suresh Kapoor appeared on behalf of the promoter and sought time to file reply.

6. Adjourned to 04.12.2023. 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

*Call center
5/12/23*

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

CA (merita)