



**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 09.10.2023.

**Item No. 229.38**

(viii) Promoter: Amolik Buildcon LLP.

**Project:** "Amolik Plaza 82" a Commercial Plotted Colony on land measuring 3.443 acres situated in the revenue estate of village Bhatola, Sector-82, Faridabad.

**Temp ID:** RERA-PKL-1291-2023

1. Authority vide its orders dated 04.09.2023 had conveyed the following deficiencies :-
  - a. Copy of License no. 99 of 2022 has not been submitted.
  - b. As per collaboration agreement, the developer shall allot 138.25 sq. yd. of developed commercial plot to the owners. Landowners share as per the Collaboration Agreement should be specifically marked on the Layout plan and a joint undertaking submitted.
  - c. Approved Standard design of SCO's have not been submitted.
  - d. As per MCA website there are open charges of 4 crore 10 lakhs which needs to be clarified that they are not against the said project.
  - e. Authorization of Sh. Prahlad Gautam as authorized signatory has not been submitted.
2. The applicant/promoter vide reply dated 25.09.2023 has submitted following documents:
  - a) Copy of license No. 99 of 2022.
  - b) As per collaboration agreement, the developer shall allot 138.25 sq. yard. of developed commercial plot to the owners. Promoter has submitted 'Joint undertaking for consideration to the landowner' dated 22.09.2023 stating that the developer has allotted Plot no. 45 (135.08 sq. mtrs./ 161.56 Sq. yard.) to the landowner in



consideration. The parties have agreed that the landowner will pay the differential amount against excess allocated area, as per mutual discussion.

- c) Approved copy of Layout plan submitted marking Plot No. 45 (135.08 sq. mtrs) allotted to the landowners along with their signatures on it which is in order.
- d) Approval of standard design of SCOs vide letter dated 15.09.2023 and enclosures have been submitted.
- e) An affidavit has been submitted declaring that "the promoter has availed banking facility of Rs. 4.10 crores for availing the BG facility. That there is no mortgage/lien of the project land of said 3.443 acres for which application for registration under RERA rules applied to the Hon'ble RERA Authority, Panchkula".
- f) Resolution passed by Amolik Buildcon LLP dated 17.04.2023 authorizing Sh. Prahlad Gautam to represent the promoter before HRERA, Panchkula.
- g) The promoter has submitted approved copy of demarcation cum layout plan.

3. The promoter vide reply dated 06.10.2023 has requested to change the name of project to "Amolik Vibranté 82". Authority directed that an online amendment be carried out in the A-H form.

4. After consideration of the above documents, the Authority decides to register the project subject to the following conditions that:

- (i) 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.
- (ii) 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 permission of the Authority.
- (iii) No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.



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 (rauneeh)