



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

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 04.12.2023.

**Item No. 234.35 (xxi)**

- Promoter :** UTTIRNA INFRAPROJECTS PRIVATE LIMITED.
- Project :** "M3M City of Dreams II" a Residential Plotted Colony (under NILP Policy) to be developed on land measuring 219.142 acres situated in the revenue estate of village Kabri and Taraf Insar, sector-36 & 38, Panipat.
- Temp ID:** RERA-PKL-1298-2023
- Present:** Sh. Abhijeet Singh and Sh. Jyoti Sidana Authorized representative of the promoter

1. This application is for registration of a new project namely 'M3M City of Dreams II' a Residential Plotted Colony (under NILP Policy) to be developed on land measuring 219.142 acres situated in the revenue estate of village Kabri and Taraf Insar, sector-36 & 38, Panipat. License no. 257 of 2023 dated 29.11.2023 valid upto 28.11.2028, has been granted by Town and Country Planning Department.

2. The application for registration was examined and it was observed that:

- i. Registration fees is deficit by Rs. 9,45,677;
- ii. License is granted to 8 companies however land schedule lists 15 companies. Further Ambi Pvt. Ltd. is mentioned in the list of licensees but not in the land schedule, the promoter should clarify the same;
- iii. Out of total licensed land of 251.90 acres, 8.7 acres is under undetermined use and 20.06 acres is reserved for future development, the remaining area of 3.995 acres is under commercial use;



- iv. Undertaking in the form of an Affidavit should be submitted by the developer stating that the subsidiary companies have received all the due consideration from the promoter towards the project land and development rights.
3. The Authorized representative informed that they would file:
- I. An Affidavit-cum-Undertaking stating that the entire consideration as agreed to with the Landowners and erstwhile Developer has already been paid and no further dues are payable including the land for which registration is being sought,
- II. Pay the deficit registration fee of Rs. 9,46,000/-,
- III. Submit a copy of application for issuance of corrigendum in respect of license no. 257 of 2023 dated 29.11.2023 by including all the landowning licensee companies in the list of licensees. Further, the promoter clarified that Green field Colonizers Pvt. Ltd. was earlier known as Ambi Estate Pvt. Ltd. that is why its name in the land schedule is mentioned as Green Field Colonizers Pvt. Ltd.
4. The promoter vide letter dated 04.12.2023 has complied with the above-mentioned observations I, II, III.
5. After examination, the Authority found the project fit for registration subject to the following special conditions:
- i. 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.
- ii. That the said land has an encumbrance in favour of UCO Bank amounting to 31.08 crores in the form of third-party FDR, in favour of Indiabulls Commercial Credit Limited and Indiabulls Housing Finance Limited amounting to Rs. 1300 crores for project development. The repayment of the said loan shall be from the 30% account. The promoter will execute registered Sale Deeds/Conveyance Deeds in favour of allottees after 100% consideration of plots is paid by the allottee in the Escrow Account and the Bank/Financial Institutions issues NOC for the execution of such deeds.
- 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 apply for registration of 3.995 acres commercial area separately.



- 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.
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.

LA Monika

6/12/23.