



**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 21.11.2023.

**Item No. 233.48**

(vi) Promoter: ARJK Developers Pvt. Ltd.

**Project:** "Asha Green" an Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 12.087 acres situated in the revenue estate of Village Maina, Sector-22D, Rohtak.

**Temp ID:** RERA-PKL-1295-2023

**Present** Sh. Harveer Rawat authorized representative through video conferencing.

1. When this matter was heard on 05.06.2023, following deficiencies were conveyed:-
  - i. Demarcation and Zoning plan duly approved by DTCP has not been submitted.
  - ii. Date of approval of building plans under REP-I Part C has been mentioned as 30.12.2022, whereas building plans in the case of a residential plotted colony are got approved by individual allottees.
  - iii. Escrow Accounts related information under Form REP-I Part-D has not been submitted.
  - iv. Information on Page No. 22/30 of REP-I is overwritten with pen. The same needs to be incorporated online.
  - v. Balance sheets for the year 2020-21 and 2022-23 have not been submitted.
  - vi. Details of calculation of registration fee needs to be submitted, so that deficit registration fee, if any, could be charged.
  - vii. Area falling to the share of landowners needs to be earmarked on the layout plan alongwith a joint undertaking accepting the same.
  - viii. Collaboration Agreement and General Power of Attorney are required to be irrevocable.
  - ix. The promoter should also clarify as to who will maintain the escrow account and how will 70% of the amount collected from the allottees be transferred to the said account.



2. On the last date of hearing i.e. 30.10.2023, Authority had observed that the forwarding letter conveying the approval of zoning plan has not been submitted and the deficiencies mentioned at serial no. viii and ix above have not been complied.
3. Now, the Applicant/promoter vide reply dated 14.11.2023, has complied with the deficiencies conveyed except deficiency at serial no. ix above as the signatures of one of the landowners Sh. Devpal do not match with the one on the collaboration agreements. Further, the undertaking submitted should be in the form of an affidavit.
4. Applicant/promoter should comply with the above mentioned deficiencies before the next date of hearing. Adjourned to 22.01.2024.
5. 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.



*[Handwritten signature]*  
5/12/23

True copy

*[Handwritten signature]*

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 (Shubhan)*