



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-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 21.11.2023.

Item No. 233.48

(iv) Promoter: **GPB Trading LLP.**

Project: "P P Green City-2" an affordable Plotted colony under DDJAY 2016 on land measuring 30.412 acres situated in the revenue estate of Village Kamaspur, Sector-83-84, Sonipat.

Temp ID: RERA-PKL-1314-2023

Present: Sh. Jyoti Sidana on behalf of promoters.

1. When this matter was last heard by the Authority on 19.09.2023, following deficiencies were conveyed:-

- i. Demarcation and Zoning plan duly approved by DG, TCP has not been submitted.
- ii. License No. 149 of 2023 has been granted subject to the condition that the promoter shall construct the access to site upto higher order road in concurrence with the concerned authority before allotment of plots. The status of construction of the said road be submitted to the Authority.
- iii. Collaboration Agreement is revocable in nature.
- iv. Special power of attorney is neither irrevocable nor does it have powers to execute conveyance deed of the land owned by Geet Buildcon (P) Ltd..
- v. The promoter shall submit a joint undertaking regarding the sharing of plots between the two licensee/landowners with marking on the layout plan.
- vi. The promoter should also clarify as to who will maintain the escrow account and how will 70% of the amount received by the co-licencee be transferred to the said account. A joint undertaking with the consent of the co-licencee be submitted.
- vii. It should also be clarified as to who will maintain the colony for the next 5 years after the grant of completion certificate.

2. Applicant/promoter vide reply dated 17.11.2023, has complied with the observations mentioned at serial no. i and iii to vii above. As regards deficiency mentioned at serial no. ii., the promoter has submitted that the said site is approachable from National Highway No. 44 and provisional approval for access from National Highways Authority of India has been



obtained vide letter dated 06.03.2023. However, the status of construction of the said approach road to the proposed site has been submitted.

3. Applicant/promoter should comply with the above before the next date of hearing. Adjourned to 22.01.2024.

4. 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.

Handwritten signature CA (Shubham)