



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 04.12.2023.

Item No. 234.35

(v) **Promoter :** M/s Empire Valley Private Limited

Project : "Empire Valley" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 5.268 acres situated in Sector-29, Jhajjar.

Temp ID : RERA-PKL-1375-2023

1. The matter pertaining to registration of this project came up for consideration of the Authority today. License No. 250 of 2023 dated 17.11.2023 valid up to 16.11.2028 was granted in favour of Empire Valley Pvt. Ltd., Sh. Sanjay Sh. Narender & Sh. Pardeep in collaboration with Empire Valley Pvt. Ltd. for the development of an Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 5.268 acres situated in Sector-29, Jhajjar. The promoter in continuation of the main application dated 21.11.2023 has submitted the following additional documents on 30.11.2023:-

a. Joint undertaking showing the allocation of plots to individual licencees duly shown on the layout plan and that 70% amount of plots sold by the Promoter/Landowners shall be deposited in the escrow account.

b. SPA dated 24.11.2023 giving powers to the Developer to execute conveyance deeds.

2. The applications submitted by the promoter has been examined and following deficiencies are observed:-

i. Demarcation and Zoning plan duly approved by DG,TCP have not been submitted.



- ii. Clause 14 (g) and 19 of the collaboration agreement are contradictory and need to be reconciled.
3. Applicant/promoter should comply with the observations before the next date of hearing. Adjourned to 29.01.2024.
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.



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14/12/23

True copy

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Executive Director,
HRERA, Panchkula

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

IA (Shubham)