



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 06.11.2023.

Item No. 232.27

(iv) **Promoter:** M/s Mathur Developers and Infrastructures Pvt. Ltd.

Project: "Blue Diamond Residency" an affordable residential Plotted Colony under DDJAY 2016 on land measuring 6.0625 Acres situated in the revenue estate of Village Murthal, Sector-87, Sonipat.

Temp ID: RERA-PKL-1357-2023.

1. The matter pertaining to registration of this project came up for consideration of the Authority today. License No. 174 of 2023 dated 31.08.2023 valid up to 30.08.2028 was granted in favour of Sanjiv Kumar and Raj Mathur in collaboration with Mathur Developers and Infrastructures Pvt. Ltd. for the development of an affordable residential Plotted Colony under DDJAY 2016 on land measuring 6.0625 Acres situated in the revenue estate of Village Murthal, Sector-87, Sonipat.

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

- i. Registration fee is deficit by Rs. 31,683/-.
- ii. Cost of land under REP-I Part C is mentioned as zero. The same needs to be reconciled.
 - i. Schedule of land is not enclosed with the General Power of Attorney. However, the same is executed for 12 Acres 3 Kanal 7 Marla. It needs to be reconciled.
 - ii. Date of approval of layout plan is mentioned as NA in REP-1 Part C. However, approved copy of the same is enclosed. This needs to be reconciled.



- iii. Since the company has been incorporated on 10.10.2022, therefore the balance sheet for the current year be submitted.
 - iv. As per Collaboration Agreement, 1500 sq yards per acre of developed land will belong to the owners and rest to the developer. A Joint undertaking be submitted showing the acceptance of the land owners. The plots be also marked on the layout plan.
 - v. The promoter should also clarify as to who will maintain the escrow account and how will 70% of the amount of plots belonging to the owners be transferred to the said account. A joint undertaking with the consent of the landowner/licencees be submitted for complying with the above.
 - vi. It should also be clarified as to who will maintain the colony for next 5 years. An undertaking in this regard be submitted.
3. Applicant/promoter should comply with the observations before the next date of hearing. Adjourned to 15.01.2024.
 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]
20/11/23

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.

LA Shubham