



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 11.12.2023.

Item No. 235.24

(v) **Promoter: Aadsaa Developers Private Limited.**

Project: "Carnival" a Commercial Plotted Colony on land measuring 2.70 Acres situated in Sector-25, Rewari.

Temp ID: RERA-PKL-1179-2022

Present: 1179-2022.

1. When this matter was considered by the Authority on 06.03.2023 following observations were conveyed:

- i. *License No. 122 of 2022 dated 17.08.2022 has been granted to Sh. Gautam Yadav; Sh. Narender Singh Yadav; Neelam Yadav in collaboration with Aadsaa Developers Pvt. Ltd. As per land schedule attached with the License the entire land is owned by individual landowners. However, as per the Collaboration Agreement dated 20.05.2021, landowners have 70% share and developers have 30%. Since, the applicant in this case is the developer therefore he should have full rights to execute conveyance deed for the entire land. The promoter then can allot 70% of the plots to the landowners. The developer shall therefore be responsible for maintaining the 70% escrow account.*
- ii. *The Special Power of Attorney only has powers to execute conveyance deed of the Developers share i.e. 30%.*
- iii. *Standard design of SCO's not submitted.*
- iv. *Land utilization table in REP-1 Part-C is not correct.*
- v. *No approval/NOC for external services have been obtained but REP-1 shows the approvals have been obtained.*
- vi. *Address of person operating the escrow account is not mentioned in REP-1 Part-D.*

2. Further, the Authority also directed the promoter to submit the following:

- a) A joint undertaking that 70% amount from the sale of plots by both the developer and the licensee landowners shall be deposited in the Escrow account.



b) A joint undertaking of the plots falling to the share of the landowner licensees. The said plots be marked on the site plan duly signed by the developer and the licensee/landowners.

3. The promoter vide reply dated 31.08.2023, 13.09.2023 and 05.10.2023 has complied with the above observations. However, on the last date of hearing, the Authority observed that the Joint undertaking submitted does not mention that 70% of the entire amount collected from the allottees will be deposited by the Land owners/developers in the RERA account. The developer and the land owner/licenses are required to submit a joint undertaking.

4. The promoter vide reply dated 14.11.2023 and 15.11.2023 though had submitted the Joint Undertaking, however the same was on the Letter Head of the company. The Authority then directed the promoter to submit the Joint Undertaking on Stamp Paper. The promoter vide reply dated 05.12.2023 has submitted the same.

5. After consideration the Authority finds the project fit for registration with 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. 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.
- iii. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- iv. Following plots coming to the share of landowners cannot be put to sale by the promoter:

Sr. No.	Plot No.	Total no. of Plots	Size of the Plot in Sq. Mtr.	Landowner	Total Area of Plots in Sq. Mtr.
1.	5	1	1264.663	Sh. Gautam Yadav	1264.663
2.	6-11	6	107.84	Sh. Narender Singh Yadav	647.04
3.	12	1	181.39	Smt. Neelam Yadav	181.39
	18-19	2	133.38		266.76
	20	1	144.32		144.32
	21	1	165.71		165.71
Total		12			2669.883




6. Authority directs the office to correct the land utilization table as submitted by the promoter.

Disposed of. File be consigned to record room after issuance of registration certificate.

True copy




Executive Director,
HRERA, Panchkula


19/12/23

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

LA (Manika)