



**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 04.12.2023.

**Item No. 234.35**

(xi) Promoter : ARJK Developers Pvt. Ltd

Project : "Asha Green" an Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 12.087 acres situated in Sector-22D, Rohtak.

Temp ID : RERA-PKL-1295-2023

Present: Sh. Harveer Rawat authorized representative on behalf of promoters alongwith Sh. Devpal S/o Sh. Chander Singh, licensee and Sh. Anirudh Sharma, representative for promoter

1. When this matter was heard on 05.06.2023, following deficiencies were conveyed:-

"3. 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."

2. Now, vide reply dated 24.11.2023, the applicant/promoter has complied with the aforesaid deficiency. Sh. Anirudh Sharma and Sh. Devpal further submitted self-attested copies of Adhar card to prove their identity during the course of proceedings.

3. In view of the above Authority decides to register the project with the following special conditions:

i. Both the Promoter and landowners shall comply with the provisions of Section 4(2)(I)(D) of RERA Act, 2016 (as per their shareholding in the saleable area as agreed to in the collaboration agreement) which states that 70% of the amount realized from



the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I.

- ii. That following plots coming to the share of i.e. Jaipal and Devpal cannot be put to sale by the promoter:-

Sr. No.	Type	Plot No.	Area of each Plot (in sq mtr)
1.	A	1-19	109.900
2.	A	20	112.175
3.	B	23-25	150.00
4.	C	35-53	121.500
5.	F	82-88	127.300
6.	F	89	128.630
7.	G	90-102	108.325
8.	G	129-141	108.325
9.	H	142	111.825
10.	H	143-150	111.475
11.	J	151-158	143.053
12.	J	159	149.995
13.	K	160	137.395
14.	K	161-163	137.496
15.	L	200-207,210-222	120.240
16.	L	208-209	121.140
17.	M	182-189,192-199	133.600
18.	M	190-191	134.600

- iii. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- iv. That the promoter shall not sell any part of the commercial site measuring 0.483 Acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot 62% of the commercial plotted area to the landowners (with mutual consent) before disposing of any part of commercial site.
- v. 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.
- vi. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate.



- vii. 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.
4. The office is also directed to get necessary corrections done in REP-I.
5. **Disposed of.** File be consigned to record room after issuance of registration certificate.



*[Handwritten signature]*  
14/12/23

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 (Shubham)*