



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-I, Panchkula.

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**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 10.01.2024.**

**Item No. 238.34**

(v) **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 Sector-87, Sonipat.**

**Temp ID : RERA-PKL-1357-2023**

1. When this matter was last heard on 06.11.2023, following deficiencies were conveyed:-

- "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.*
- iii. 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.*
- iv. Date of approval of layout plan is mentioned as NA in REP-I Part C. However, approved copy of the same is enclosed. This needs to be reconciled.*
- v. Since the company has been incorporated on 10.10.2022, therefore the balance sheet for the current year be submitted.*
- vi. 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.*
- vii. 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.*



viii. It should also be clarified as to who will maintain the colony for next 5 years. An undertaking in this regard be submitted.

2. Applicant/Promoter vide replies dated 30.11.2023, 22.12.2023 and 05.01.2024 has complied with the aforesaid deficiencies.

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

- i. Both the Promoter and landowner/licensees shall comply with the provisions of Section 4(2)(l)(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 landowner/licencees Sh. Raj Mathur and Sh. Sanjiv Kumar cannot be put to sale by the promoter:-

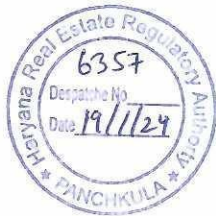
Sr. No.	Category	Area (in sq mtr)	No. of Plots	Total area (sq. mtrs)
1.	A	144.00	12	1728.00
2.	B	148.50	5	742.50
3.	B1	149.86	1	149.86
4.	C	92.82	3	278.46
5.	D	91.53	4	366.12
6.	E	99.20	4	396.80
7.	F	125.90	20	2518.00
8.	G	100.88	15	1513.20
<b>Total</b>			<b>64</b>	<b>7692.94 sq mtrs</b>
				<b>9200.76 sq yds</b>

iii. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.

iv. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.120 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket.



- 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 or till the taking over of the maintenance of the project by the association of allottees.
- 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. **Disposed of.** File be consigned to record room after issuance of registration certificate.



*[Handwritten signature]*  
19/1/24

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.

*(A. Subhany)*