



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 18.12.2023.

Item No. 236.37

(xi) Promoter : Y.P. Infratech Pvt. Ltd.

Project : "Elite Homes" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 7.75 acres situated in Sector-30, Jhajjar.

Temp ID : RERA-PKL-1373-2023

Present Sh. Jyoti Sidana alongwith Sh. Manish Kumar Yadav representative of company.

1. When this matter was heard on 04.12.2023, following deficiencies were conveyed:-
 - i. *Clause no. 5, 21 and 49 of the Collaboration agreement are contradictory and do not provide clarity relating to the powers of executing conveyance/sale deeds.*
 - ii. *The promoter should file an affidavit clearly mentioning the shareholding pattern between the two licensee companies and specify the clause of collaboration agreement showing the above share holding pattern.*
 - iii. *Undertaking as to how will 70% of the amount will be transferred to escrow account has been submitted on plain paper. The same should be submitted by way of an affidavit.*
 - iv. *An irrevocable GPA conferring all powers to market, sell, develop and execute conveyance deeds in favour of the promoter needs to be executed/submitted.*
2. Now, vide reply dated 14.12.2023, the applicant/promoter has complied with the aforesaid deficiencies.
3. In view of the above Authority decides to register the project with the following special conditions:

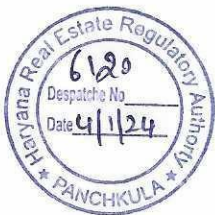


- i. Both the licensee and the Promoter shall comply with the provisions of Section 4(2)(1)(D) of RERA Act, 2016 (as per their shareholding in the saleable area as agreed to in the collaboration agreement) which states that 70% of the amount realized from the allottees, from time to time, shall be deposited 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 licensee company i.e. M/s Chauhan Realcon Pvt. Ltd. cannot be put to sale by the promoter:-

Plot Type	Plot No.	Area of Each Plot	Total Plots	Total Area (in Sqm)
Type-A	35, 37	150.00	2	300.00
Type-B	12, 14, 16, 31, 33	134.58	5	672.90
Type-C	17,19,21	133.70	3	401.10
Type-D	23, 25, 27, 29	123.79	4	495.16
Type-E	68, 70, 72, 74, 78, 80, 82, 84, 86, 88, 90, 92, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120	102.50	25	2562.50
Type-E4	95	99.84	1	99.84
Type-F	38	106.32	1	106.32
Type-G	122, 124	149.73	2	299.46
Type-H1	143	95.50	1	95.50
Type-H3	141	98.25	1	98.25
Type-H5	139	100.99	1	100.99
Type-H7	137	103.73	1	103.73
Type-H9	135	106.24	1	106.24
Type-H11	133	103.97	1	103.97
Type-H13	131	101.22	1	101.22
Type-H15	129	98.48	1	98.48
Type-I	65, 67	124.38	2	248.76
Type-J	40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64	124.56	13	1619.28
Type-K	1, 3, 5, 7, 9, 11	108.09	6	648.54
		Total	72	8262.24 Sqm



- 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 0.300 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot 50% 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 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.



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4/1/24.

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)