



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

(vi) Promoter : M/s Regards Developers Pvt Ltd.

Project : "Anandam" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 10.18 Acres situated in Sector-63, Sonipat.

Temp ID : RERA-PKL-1377-2023

Present: Sh. Subodh Saxena on behalf of promoters.

1. * The matter pertaining to registration of this project came up for consideration of the Authority today. License No. 245 of 2023 dated 15.11.2023 valid up to 14.11.2028 (Migrated from Licence No. 145 of 2014 dated 01.09.2014) was granted in favour of East View Apartments Pvt. Ltd C/o Regards Developers Pvt. Ltd for the development of an Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 10.18 Acres situated in Sector-63, Sonipat.
2. The application submitted by the promoter has been examined and following deficiencies are observed:-
 - i. Demarcation and Zoning plan duly approved by DG,TCP have not been submitted.
 - ii. Since the present license has been migrated from License No. 145 of 2014 dated 01.09.2014 which was granted for the development of a group housing colony therefore, the promoter should submit an affidavit that no apartment has been sold by them in the earlier project.
 - iii. Balance sheet for the year 2022-23 has not been submitted.
 - iv. Gist of collaboration agreement under REP-I Part B has not been submitted.



- v. The promoter should also clarify as to who will maintain the escrow account and how will 70% of the amount collected from the allottees be transferred to the said account. A joint undertaking with the landowner/licencees be submitted for complying with the above.
- vi. No joint undertaking showing the number/area of the plots falling to the share of the licensee/landowning company has been submitted. Further, the plots need to be marked on the layout plan duly signed by the licensee landowner and the developer.
- vii. An undertaking as to who will maintain the colony for the next 5 years after the grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees be submitted.
3. Further, the promoter vide letter dated 13.12.2023 has requested for certain corrections in the online application. The same is allowed and the office is directed to incorporate the same on the web portal of the Authority.
4. Applicant/promoter should comply with the observations before the next date of hearing. Adjourned to 12.02.2024.
5. 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.



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5/1/24

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.

Handwritten signature
(A. G. Grewal)