



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, huerapkl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 03.01.2024.

Item No. 237.18

(xiii) 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

Present Sh. Tapan Goyal on behalf of promoter.

1. When this matter was last heard on 04.12.2023, 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-1 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 reply dated 30.11.2023, has complied with the observations mentioned at serial no. i, ii, iv, v and viii above. As regards deficiency mentioned at serial no. iii, the schedule of GPA has still not been submitted by the promoter. As regards deficiency at serial no. vii, the promoter has submitted an undertaking stating that the Developer/licencee will maintain the escrow account in its own name and the 70% of the amount of plots belonging to the owners will be directly received from the prospective buyers of the said plots in the said escrow account. The above clause needs to be clarified specially "The Developer/Licencee will maintain the escrow account in its own name". Further, a joint undertaking in compliance of deficiency as at serial vi has not been submitted."

2. Now, Applicant/promoter has submitted reply dated 22.12.2023 vide which deficiency mentioned at serial no vi has been complied however as regards (iii)above, the same is still not in order as the collaboration agreement and GPA still does not show the licensed land. Further as regards deficiency at sr. no. (vii), there is no clarity on the 70% amount which will go to the escrow account.

3. Applicant/promoter should comply with the observations before the next date of hearing. Adjourned to 21.02.2024.

4. 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 Wednesday following the date of such submission.



Handwritten signature and date: 10/1/24.

True copy

Handwritten signature of Executive Director.

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: ZA Shubham