



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

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrapkl-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 21.02.2024.**

**Item No. 242.25**

**Consideration of the applications received by the Authority for Registration of New Projects.**

**(i) Promoter: Logers Real Estate Builders LLP.**

**Project : "Amolik Concordia Living" a Residential Plotted Colony on land measuring 27.475 acres situated in the revenue estate of village Kheri Kalan, Sector-97, Faridabad, Haryana.**

**Temp ID : RERA-PKL-1338-2023**

1. License No. 177 of 2023 dated 01.09.2023 valid up to 31.08.2028 was granted in favour of Logers Real Estate Builders LLP, RK Build Grow LLP and eight other individuals in collaboration with Logers Real Estate Builders LLP for the development of a Residential Plotted Colony on land measuring 27.475 acres situated in the revenue estate of Village Kheri Kalan, Sector 97, Faridabad, Haryana.
2. The matter was last considered by the Authority on 24.01.2024 when the following observations were conveyed:
  - i. In the collaboration agreement executed with Sh. Dharamvir, Smt. Omwati and Smt. Maya Devi, the flow of consideration is not clear from the documents submitted.
  - ii. The promoter vide reply dated 08.01.2024 and 09.01.2024 has submitted the copy of collaboration agreement bearing registration no. 5970 dated 27.10.2021. However, in the amendment to the said collaboration agreement submitted by the promoter, the date of collaboration agreement has been mentioned as 27.10.2022 instead of 27.10.2021. Also, the flow of consideration to the landowners/licensees is not clear from the documents submitted.



3. The promoter vide reply dated 07.02.2024 has complied with the above mentioned deficiencies by submitting rectification to collaboration agreement dated 27.10.2021 and 18.07.2022.
4. 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)(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 12 residential plots bearing no. 1-12, total measuring 3387.60 sq.mtrs coming to the share of landowner/licencee i.e. RK Build Grow LLP cannot be put to sale by the promoter.
  - 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 1.099 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 landowner RK Build Grow LLP (with mutual consent) before disposing of any part of commercial site. A copy of joint agreement should also be submitted to the Authority.
  - 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.



viii. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.

4. **Disposed of.** File be consigned to record room after issuance of registration certificate.



*alt...*  
23/2/24.

True copy

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 Ashima