



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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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

(ii) Promoter: DYALPRIME BUILDERS PRIVATE LIMITED.

Project : "DAYAL ENCLAVE" an Affordable Residential Plotted Colony (under DDJAY-2016) over an area measuring 9 acres situated in Sector-29, Karnal.

Temp ID : RERA-PKL-1394-2023

Present: Sh. Neeraj Puri, on behalf of the company.

1. This application is for registration of a new project namely 'Dayal Enclave' an Affordable Residential Plotted Colony (under DDJAY-2016) over an area measuring 9 acres situated in the revenue estate of Village Baldi, Sector-29, Karnal. License no. 146 of 2023 (5.625 acres) dated 17.07.2023 which is valid upto 16.07.2028 and License no. 224 of 2023 (3.375 acres) dated 30.10.2023 which is valid upto 29.10.2028, has been granted by Town and Country Planning Department.
2. After examination the Authority made the following observations:
 - i. Resolution be submitted by all the licencees stating that the company will be liable and accountable to the allottees for the acts/decisions of Authorized signatory;
 - ii. The promoter should submit IT returns of shareholders along with sources of their capital contribution;
 - iii. The promoter should submit financial source(s) through which land of the project was purchased.
3. Vide reply dated: 02.02.2024, the promoter has submitted the following:



- i. Resolution stating that any allotment form signed by the Managing Director in favour of an allottee is deemed binding on the company and any agreement, whether registered or not, executed by Managing Director in relation to the "Dayal Enclave" must be considered binding on the company. In event of any fraud conducted by the Managing Director, company will be held liable for the actions of the MD.
 - ii. ITR of Sukh Dayal, Din Dayal, Amit Kumar, Param Dayal, Rameshwar and List of shareholders and equity shares taken by each subscriber is submitted.
 - iii. Statement of account of Dyalprime Builders Private Limited and Sukh Dayal as on 30 Jan, 2024. The promoter has stated that the land in question is inherited land.
 - iv. Request to correct REP I Part B clause 6 from "the applicant is the licensee of the land for which registration is being sought" to the applicant is a General Power of Attorney (GPA) holder for the land for which registration is being sought.
4. After examination, the Authority found the project fit for registration subject to the following special conditions:
- i. 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.
 - ii. 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.
 - 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 0.354 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
5. Authority directs the office to make necessary corrections in REP-I.



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



~~as per~~
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 Monika