



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 21.02.2024.

Item No. 242.25

(iii) Promoter: **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. When this matter was last heard on 18.12.2023, following deficiencies were conveyed:-

- 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.

2. Applicant/Promoter vide replies dated 15.02.2024 and 21.02.2024 has complied with the aforesaid deficiencies.

3. In view of the above, Authority decides to register the project with the following special conditions:-

- i. That the developer shall comply with the provisions of Section 4(2)(I)(D) of RERA Act, 2016 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. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- iii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.208 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket.
- iv. 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.
- v. 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.

3. Further, the office is directed to make the necessary changes in online proforma as per request of the promoter dated 13.12.2023 and 21.02.2024.

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



Handwritten signature
23/2/24.

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.

IA Shubham