



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

(v) Promoter: M/s Y.P. Infratech Pvt. Ltd.

Project : "Elite Homes+O2 Home" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 9.98 Acres situated in Sector 24, Sonipat.

Temp ID : RERA-PKL-1395-2023

Present: Jyoti Sidana on behalf of promoters.

1. When this matter was last considered on 03.01.2024, following deficiencies were conveyed:-

- i. Demarcation and Zoning plan duly approved by DG, TCP have not been submitted.
- ii. CA certificate is not as per the format prescribed by the Authority. A copy of prescribed format is enclosed herewith.
- iii. Collaboration agreement is revocable and can be terminated by both the parties. The promoter should submit an irrevocable collaboration agreement conferring powers to the promoter to advertise, develop, market, sell and execute conveyance deed in favour of the allottees.
- iv. Gist of collaboration agreement under REP-I Part B has not been submitted.
- v. A registered irrevocable General Power of Attorney delegating powers to the promoter to advertise, develop, market, sell and execute conveyance deed in favour of the allottees."

2. Applicant/Promoter vide replies dated 12.02.2024 and 15.02.2024 has complied with the aforesaid deficiencies.



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

i. Both the Promoter and landowner/licensee 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 following plots coming to the share of landowner/licencees i.e. Bharat Enterprises cannot be put to sale by the promoter:-

S. No.	Plot Type	Plot No.	Area of Each Plot in Sqm.	Total Plots	Total Area (in Sqm)
1.	K	1,2,5,6,9,10,12A	135.802	7	950.614
2.	J	15, 16	146.931	2	293.862
3.	E	19, 20, 23, 24, 27, 30, 33, 34, 37, 38, 41, 42, 44, 45, 47, 48, 51, 52, 55, 56	139.996	20	2799.92
4.	I	59,60	149.997	2	299.994
5.	F	62, 65, 66, 69, 70, 73, 74, 77, 78, 80, 81, 83, 84, 87, 88, 91, 92	131.368	17	2233.256
6.	G19	97	143.52	1	143.52
7.	G18	98	145.337	1	145.337
8.	G14	102	148.325	1	148.325
9.	G13	103	148.582	1	148.582
10.	G10	106	149.012	1	149.012
11.	G9	107	148.748	1	148.748
12.	G6	110	147.956	1	147.956
13.	G5	111	147.691	1	147.691
14.	G2	114	146.701	1	146.701
15.	G1	115	146.186	1	146.186



16.	D5	117	91.837	1	91.837
17.	D4	118	92.919	1	92.919
18.	D3	119	93.985	1	93.985
19.	D1	121	96.547	1	96.547
20.	H	123, 124, 126, 127	135.812	4	543.248
21.	B	129, 130, 133, 137, 138, 148, 149, 152, 153, 156, 157, 158, 161, 162, 165, 166	119.919	16	1918.704
22.	C	140,141,144,145	85.255	4	341.02
23.	A	172, 175, 176, 179, 180	144.036	5	720.18
			Total	91	11948.14

- 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 0.395 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 landowners (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.



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



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 Shubham