



**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, hrerapl-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 28.02.2024.**

**Item No. 243.11**

**(ii) Promoter: Unity Meadows LLP.**

**Project :** "Eco City Hills" an affordable Residential Plotted colony under DDJAY 2016 on land measuring 12.66 acres situated in the revenue estate of Village Billah, Sector-14, Kot Behla Urban Complex, Distt. Panchkula.


**Temp ID :** RERA-PKL-1335-2023

**Present:** Sh. Neeraj Puri on behalf of promoters.

1. When this matter was last heard on 07.02.2024, the Authority had observed that the collaboration agreement is revocable in nature. Applicant/promoter was directed to submit an addendum to the collaboration agreement before the next date of hearing.
2. Applicant/Promoter vide reply dated 13.02.2024 has complied with the aforesaid deficiency.
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)(l)(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 RERA account to be maintained in a scheduled bank as mentioned in REP-I.
  - ii. That following plots coming to the share of landowner/ licensee, i.e., Meena Sachdeva cannot be put to sale by the promoter:-



S. No.	Plot No.	Block No.	Area of Each Plot (in Sq.mts.)
1.	24	F	109.05
2.	40	E	121.28
3.	41	E	121.28
4.	43	E1	117.00
5.	67	J	149.99
6.	71	J	149.99
7.	73	J	149.99
8.	74	L	137.88
9.	91	M	112.81
10.	92	M	112.81
11.	93	M	112.81
12.	104	O	104.45
13.	123	K	125.34
14.	129	I	133.75
15.	161	B2	113.93
16.	162	B2	113.93
17.	163	B2	113.93
18.	199	B	121.47
19.	217	B1	133.7
20.	224	A	100.26
<b>Total area</b>			<b>2346.6 (Sq.mts.)</b>

- 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 0.469 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.
- 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 as per Haryana Development and Regulations of Urban Areas Act, 1975 and as per provisions of RERA Act, 2016 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.
- ix. Plot Nos. 79 to 106 falling in joint share of the licensees are freezed till the submission of partition mutation to the DTCP and the condition relating to the creation of any third party rights of the above plots is waived off by the DTCP.
4. **Disposed of.** File be consigned to record room after issuance of registration certificate.



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4/3/24.

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.

LA (Shubham)