



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 24.01.2024.

Item No. 239.68

(iii) Promoter: Madhukara Real Estate Private Limited.

Project : “Highway Greens Residency” an Affordable Residential Plotted Colony (under DDAY-2016) over an area measuring 12.69 acres situated in Sector-26A, Jind.

Temp ID : RERA-PKL-1299-2023

Present: Sh. Jyoti Sidana, Authorised representative.

1. The matter pertaining to the registration of an Affordable Residential Plotted Colony “Highway Greens Residency” to be developed over land measuring 12.69 acres came up for consideration of the Authority on 12.06.2023, when the Authority observed as follows:

- i. *Copy of approved Demarcation Plan and Zoning Plan has not been submitted.*
- ii. *The clause with respect to Maintenance of the colony is not mentioned in the Collaboration Agreements and General Power of Attorney specifying that the promoter will be responsible for providing and maintaining the essential services, on reasonable charges, till the taking over of the maintenance of the project by the association of the allottees;*
- iii. *Fresh REP-I Part-D to be submitted.*

2. The promoter vide reply dated 16.01.2024 has complied with the above-stated observations. The promoter informed that the layout plan of the project stand revised vide letter issued by DTCP on 13.12.2023 and submitted details of area of ‘Revised Plots’. The promoter has requested the Authority to change RERA account number and also change the name of the Project to “Highway Green City” in REP-I.

3. The Authority decided to register the project 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. Following plots coming to the share of landowners cannot be put to sale by the promoter:

Sr. No.	Plot No.	Area of each plot (in sq. mts.)	Total area of plots (in sq. mts.)
1.	21 to 25	123.12	615.6
2.	55 & 56	139.58	279.16
3.	138 & 149	125.43	250.86
4.	51	131.84	131.84
5.	175	83.77	83.77
6.	28 & 43	139.58	279.16
7.	68, 69, 86, 87	134.89	539.56
8.	88 to 95	107.09	856.72
9.	106 to 115	99.05	990.5
10.	127-137	75.09	825.99
11.	158-159	131.84	263.68
12.	160 to 172	123.45	1604.85
13.	173	123.29	123.29
14.	174	107.90	107.90
15.	176-178	87.72	263.16
16.	185-190	128.72	772.32
17.	191-197	126.26	883.82
18.	209-215	113.47	794.29
19.	216-225	108.89	1088.90
20.	226	143.07	143.07
Total	97		10.898.44

- v. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.254 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.



4. Authority directs the office to make necessary corrections in REP-I and upload revised layout plan.
5. Disposed of. File be consigned to record room after issuance of registration certificate.



True copy

Executive Director,
HRERA, Panchkula

12/2/24.

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

LA Monika