



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 20.03.2024.

Item No. 246.41

Consideration of the applications received by the Authority for Registration of New Projects.

(i) Promoter: Newstone Infratech Private Limited (earlier known as Blackrock Homes Pvt. Ltd.).

Project : "Coral Park" - An Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 6.80 acres situated in the revenue estate of Village Kheri Kalan, Sector 84-A, Faridabad, Haryana.

Temp ID : RERA-PKL-1396-2023

Present: Sh. Jyoti Sidana, representative of respondent.

1. The matter pertaining to registration of this project came up for consideration of the Authority today. License No. 252 of 2023 was granted in favour of Atlantic Equipment Company Pvt. Ltd. in collaboration with Blackrock Homes Pvt. Ltd. for development of an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 6.80 acres situated in the revenue estate of village Kheri Kalan, Sector 84-A, Faridabad.
2. The matter was last considered by the Authority on 21.02.2024 vide item no. 242.25 wherein the following deficiency was conveyed:
 - i. Collaboration agreement is not irrevocable.
3. The promoter vide reply dated 04.03.2024 has complied with the above mentioned deficiency.



4. In view of the above, Authority decides to register the project with 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. 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.
- 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 0.271 acres unless the building plans/SCOs/standard design of the said site are approved and deficit fee paid, if any. Promoter shall also allot 54% of the commercial plotted area to the landowner M/s Atlantic Equipment Company Pvt. Ltd. (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. That following plots coming to the share of landowner cannot be put to sale by the promoter:-

Plot nos.	Area of each plot (in sq.m)	No. of plots	Total area (in sq. mtrs)
2 to 19	97.373	18	1752.711
20 to 29	104.458	10	1044.582
30 to 43	139.54	14	1953.560
62 to 79	128.041	16	2048.656



110 to 121	109.948	12	1319.377
Total		70	8118.886

- vii. 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 the provisions of the Urban Areas Act, 1975 or till the taking over of the maintenance of the project by the association of allottees as per the provisions of the RERD Act, 2016.
- vii. That plots bearing nos. 17 to 43 (27 plots) mortgaged with DTCP, Haryana in lieu of Bank Guarantee of EDC and IDW shall only be sold after release of mortgage.
5. **Disposed of.** File be consigned to record room after issuance of registration certificate.



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3/4/24

True copy

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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 (Ashima)