



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 06.03.2024.**

**Item No. 244.13**

**(ii) Promoter: M/s Mahadev United Infrastructure Pvt. Ltd.**

**Project : "Mahadev Industrial Township (MIT)" an Industrial Plotted Colony on land measuring 13.312 acres situated in Khakhoda, District Sonapat.**

**Temp ID : RERA-PKL-1385-2023**

**Present: Sh. Jyoti Sidana on behalf of promoter.**

1. When this matter was last heard on 31.01.2024, the applicant was conveyed that the CA certificate is still not in order as it is based on the examination of books of accounts and other relevant documents as produced by the promoter. An independent CA certificate as per format prescribed by the Authority has to be submitted. Further the collaboration agreement submitted by the promoter is revocable in nature.
2. Applicant/Promoter vide reply dated 08.02.2024 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 RERD 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/licencee cannot be put to sale by the promoter:-

a. Plots coming to the share of Sh. Manoj Kumar Jain and Sh. Manish Kumar Jain

Plot Type	Plot No.	Area of Plot (in Sqm.)
1.	55	726.06
2.	56	632.28
3.	57	451.43
	Total	1809.75 Sq mtrs.

b. Plots coming to the share of M/s. Mahadev Enterprises

Plot Type	Plot No.	Area of Each Plots	Total Plots	Total Area of Plot (in Sqm.)
1	2 to 8	675.336	7	4727.35
2	11 to 13	620.019	3	1860.05
3	14	627.153	1	627.153
4	15 to 16	543.667	2	1087.33
5	53	1253.63	1	1253.63
6	54	1111.90	1	1111.90
			<b>Total</b>	<b>10667.41 sq Mtrs</b>

- iii. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- 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 the Haryana Development and Regulations of 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. The promoter shall submit the details of the RERD 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. The office is directed to get the necessary corrections done online in REP I Part C.
5. Disposed of. File be consigned to record room after issuance of registration certificate.



~~at least~~  
19/3/24.

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 Susham