



HARYANA REAL ESTATE REGULATORY AUTHORITY, 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

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

(i) Promoter: M/s Arduous Hospitality LLP.

Project : "M.I.T Dulhera" an Industrial Plotted Colony on land measuring 19.606 Acres situated in the revenue estate of Village Dulhera, Tehsil Bahadurgarh, Jhajjar.

Temp ID : RERA-PKL-1393-2023

Present: Sh. Sumit Gupta, one of the partner in LLP along with Adv Tarun Ranga alongwith CA Bhunesh Gupta.

1. When this matter was last heard on 31.01.2024, following deficiencies were conveyed:-

a. The Promoter has submitted ITR of the LLP. However, ITRs of the partners have not been submitted. The same be submitted.

b. As per statement of accounts submitted by the promoter, there is a cash inflow amounting to Rs 44 Lakhs and Rs 1.5 Lakhs from Sh. Ashwani Malik, Arduous Hospitality LLP in the Bank Account of Arduous Hospitality LLP on 06.04.2023. Thereafter, an amount of Rs 45,50,000 was withdrawn by the Director, Nitin Gupta on 06.04.2023 itself and on 10.05.2023, an another amount of Rs 75,00,000/- was withdrawn by Nitin Gupta. On 11.05.2023, Sh. Nitin Gupta deposited an amount of Rs 13,00,000/-. Then how does that amounts to the deposit of the LLP. The promoter shall explain this inflow and outflow of cash deposits and withdrawals.

2. Now, Applicant/promoter vide reply dated 13.02.2024 and 06.03.2024 has complied with the above observations.



3. The Authority after consideration decides to register the project with the following special conditions:

- i. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
 - ii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.889 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
 - iii. 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.
 - iv. 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 escrow account shall be subsequently changed by the promoter without the prior permission of the Authority.
 - v. 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.
4. **Disposed of.** File be consigned to record room after issuance of registration certificate.



all ready
19/3/24.

True copy

[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