



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 21.02.2024.

Item No. 242.25

(viii) Promoter: Saj Developer & Consultants.

Project : "Sigma Residency 9" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 9.156 Acres situated in Sector 12, Panchkula Extension II, Panchkula.

Temp ID : RERA-PKL-1388-2023

1. When this matter was last heard on 03.01.2024, following deficiencies were conveyed:-

- i. Demarcation and Zoning plan duly approved by DG,TCP have not been submitted.
- ii. Date of start of project under REP-I part C has been incorrectly mentioned as 13.01.2023.
- iii. CA certificate is not as per format prescribed by the Authority. A copy of prescribed format is enclosed herewith.
- iv. Gist of collaboration agreement under REP-I Part B has not been submitted.
- v. Copies of Bilateral agreement and LC-IV have not been enclosed with the license
- vi. The promoter should also clarify as to who will maintain the escrow account and how will 70% of the amount collected from the allottees be transferred to the said account. A joint undertaking with the landowner/licencees be submitted for complying with the above.
- vii. No joint undertaking showing the number/area of plots falling to the share of the licensee/landowning company has been submitted. Further, the plots need to be marked on the layout plan duly signed by the licensee landowner and the developer.



viii. An undertaking as to who will maintain the colony for the next 5 years after the grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees be submitted.

ix. General Power of Attorney conferring powers to execute conveyance deed in favour of the allottees has not been submitted.

x. As per Clause 7 of Collaboration Agreement, Developer shall be free to execute sale deed once physical possession of owner's allocated share has been actually handed over to it by the developer. It needs to be clarified if the licencees will take physical possession before the completion of the project and if not, how will the promoter sell the plots and develop the said land.

2. Today neither anyone appeared on behalf of the promoter nor has any reply been filed. The Authority therefore, grants one last opportunity to the promoter to comply with the above observations and opportunity of being heard personally is also granted on the next date of hearing before rejecting the application.

3. Adjourned to 10.04.2024.



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15/3/24.

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.

CA (Seemban)