



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 13.03.2024.

Item No. 245.19

(iv) Promoter: **ARTTECH RESIDENCY LLP.**

Project : **“Maulshree Greens” an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed over land measuring 14.418 acres situated in Sector-6, Palwal.**

Temp ID : **RERA-PKL-1376-2023**

Present: **Sh. Sandeep Gupta (Partner) via video conference.**

1. An application for registration of the project namely, ‘Maulshree Greens’ an Affordable Residential Plotted Colony measuring 14.418 acres situated in the revenue estate of Village Palwal & Patli Khurd, Sector-6, Palwal was examined on 10.01.2024, when the following observations were conveyed:

- i. There is no authorization of the person who has submitted the documents for registration of the project.
- ii. The signatures of the person who has submitted the said documents cannot be ascertained.
- iii. The approved Demarcation and Zoning plan has not been submitted.
- iv. No default certificate from the C.A. is not as per the prescribed format.
- v. No dues certificate has not been submitted in original.
- vi. Since the license was granted in the year 2019 therefore, the promoter should submit an affidavit that no third party rights have been created by Arttech Residency LLP nor the previous licensee i.e. Systematic Estate Pvt. Ltd.
- vii. The balance sheets for the year 2020-21, 2021-22 have not been submitted.



2. On 07.02.2024, the Authority observed that vide reply dated 29.01.2024, the promoter had complied with the observations at serial number (i),(ii),(iii),(v) and the observations at serial number (iv),(vi),(vii) have still not been complied with.
3. The Promoter vide reply dated 07.03.2024 has complied with the observations at serial number (iv),(vi),(vii) and has submitted a revised REP-II which states that the said land of the project is encumbered with loan facility of Rs.15 Crores with M/s CSL Finance Limited. The authorised signatory of CSL Finance Limited vide certificate dated 05.03.2024 has also stated that once the entire sale proceeds of the unit/plot is deposited by the buyer in the escrow account of the project as registered with RERA, lenders shall release their charge/mortgage on such unit and provide NOC for the execution of sale/conveyance deed.
4. Today, the Authority observes that the promoter had complied with all the observations but the License No. 56 of 2019 dated 08.03.2019 was valid till 07.03.2024. Sh. Sandeep Gupta informed that the promoter has already applied for the renewal of license in the Department and sought time to submit the renewed license. The Authority directed the promoter to submit the same before the next date of hearing.
5. Adjourned to 27.03.2024.



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21/3/24.

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.

CA (Kakul)