



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 10.04.2024.

Item No. 249.39

(viii) Promoter: Vedmaan Group through proprietor Sh. Amit Kinha.

Project : "South City-1", an Affordable Plotted Colony under DDJAY, 2016 on land measuring 9.606 Acres falling in Sector 36, Jhajjar.

Temp ID : RERA-PKL-1442-2024

Present: Sh. Jyoti Sidana on behalf of the applicant.

1. This application is for registration of a project namely, "South City-1", an Affordable Plotted Colony under DDJAY on land measuring 9.606 Acres falling in Sector 36, Jhajjar. License No. 82 of 2023 dated 17.04.2023 valid upto 16.04.2028 was granted by the Town and Country Planning Department in favour of eight individuals in collaboration with ADM Developers. Subsequently, vide orders dated 13.03.2024, in principle approval for transfer of license and change of developer for an area measuring 9.606 acres has been granted in favour of Vedmaan Group.

2. The application submitted by Vedmaan Group was examined and following observations were conveyed to the promoter on 05.04.2024:

- i. REP-II is not notarised.
- ii. 40K-10M-7S of the land is under mortgage against IDW, the same needs to be freezed until the mortgage is released by DTCP, Haryana.
- iii. CA certificate is not in order as it is based on the documents and information provided by the promoter.
- iv. Copies of service plans have been submitted, however service estimates have not been enclosed.



- v. Acknowledgement of filing the Income Tax Returns by the promoter be submitted.
- vi. Statement regarding the income of the promoter and the taxes paid in the last three years be submitted
- vii. A brief note regarding financial and technical capability of the promoter to develop the project be submitted.

3. The promoter vide reply dated 08.04.2024 has complied with the aforesaid deficiencies.

4. After examination, the Authority found the project fit for registration subject to 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. 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.
- iii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 1001 sq. mtrs. to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- iv. That following plots mortgaged with DTCP, Haryana in lieu of Bank Guarantee of EDC and IDW shall only be sold after release of mortgage:-

S. No.	Plot No.	No. of Plots	Area (in sq mtr.)
1.	39	1	123.930
2.	40	1	139.688
3.	41	1	108.943
4.	42	1	104.690
5.	43	1	100.422
6.	44	1	96.154
7.	45	1	91.886
8.	46	1	87.617
9.	47	1	83.365
10.	57	1	136.620
11.	58-65	8	1094.400



12.	93	1	149.670
		19	2317.38 sq mts.

6. **Disposed of.** File be consigned to record room after issuance of registration certificate.



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.

[Handwritten Signature]
22/4/24.
LA Suresh