



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 15.05.2024.

Item No. 253.30

(ii) **Promoter: Countrywide Promoters Pvt. Ltd.**

Project : "BPTP Parklands" – Licensed pockets measuring 18.306 acres (forming part of 571.306 acres) situated in Sector 82-89, Faridabad, Haryana.

Temp ID : RERA-PKL-1441-2024

**Present: Sh. Hemant Saini, counsel for the promoter
Sh. Rahul Sharma, authorized representative of promoter.**

1. The matter pertaining to the registration of this project came up for consideration of the Authority today. License No. 54 of 2024 dated 15.03.2024 was granted in favour of 16 companies in collaboration with Countrywide Promoters Pvt. Ltd. for the development of a Residential Plotted Colony on additional land measuring 18.306 acres situated in Sector 82-89, Faridabad.

2. The application submitted by the promoter was examined and following deficiencies were conveyed vide order dated 01.05.2024:

- i. There are 16 licensees (including the promoter) of the project but the promoter has mentioned only 14 licensees in REP-I Part-B.
- ii. The fact of project land being licensed and bonded for setting up of a colony has not been informed to the revenue department for entry in the record of ownership as per REP-I Part-B.
- iii. Land utilization table in REP-I Part-C is incorrect. The component wise details of the land use within the additional licensed area may be provided;



- The promoter should submit an attested copy of the last approved layout plan and last but one plan so that the additional licensed land could be identified.
- iv. In REP-I Part-C, date of approval of building plans has been mentioned as 15.03.2024 whereas it is a residential plotted colony.
 - v. Gist of collaboration agreements executed with landowners/licencees be submitted.
 - vi. The copy of approved demarcation and zoning plan for the entire area has not been submitted. Break up of each pocket be given.
 - vii. Copy of the draft allotment letter and draft agreement not submitted.
 - viii. REP-I Part-G is incorrect.
 - ix. Board resolution authorising the person to submit the present application not submitted.
 - x. Copy of renewal of license no. 259 of 2007 be enclosed.
 - xi. Addendum to the collaboration agreement has been executed with 14 licensees whereas collaboration agreement has been executed with 15 licensees.
 - xii. Addendum to the collaboration agreement is irrevocable except after obtaining prior approval of DTCP, Haryana. The said addendum should be fully irrevocable.
 - xiii. In the no default certificate submitted by the promoter it has been mentioned that the company has not defaulted in repayment of dues to any financial institutions, Banks, Government as on 31.03.2023 except as reported in the audited balance sheet and auditors report for the year ended on 31.03.2023. The promoter should clarify the same.
3. In addition to the above, the promoter was directed to submit the following information:
- i. The details of unsecured loans given by the Director of the company.
 - ii. Acknowledgement of filing the income tax returns by the promoter.
 - iii. Statement regarding the income of the promoter and the taxes paid by him in the last three years.
 - iv. A brief note regarding the financial and professional/technical capability of the promoter to develop the project.
4. The promoter vide replies dated 06.05.2024, 07.05.2024, 09.05.2024, 13.05.2024 and 14.05.2024 has complied with the above mentioned deficiencies except mentioned at Serial no. 2(vi), 2(x), 2(xii) and 3(iii).



5. With regard to deficiency mentioned at serial no. 2(vi), learned counsel for the promoter submitted that the promoter has received zoning for an area measuring 14.546 acres and for the remaining 3.76 acres (Primary school, 2 nursery schools, part land of health care, police post and part of land falling in commercial pocket) will be received in three months.

As regards deficiency mentioned at Serial no 2(x), the promoter has submitted that license no. 259 of 2007 was valid upto 18.11.2015 and the company had already submitted all the requisite documents along with prescribed license renewal fee for the period 2015-2024 but the same was not considered for renewal by the department owing to the interpretation of the Hon'ble High Court order. The matter along with the relevant license file has been forwarded to learned Advocate General Haryana for his opinion which is still pending and considering the same, the zoning has already been approved and granted by the department. Sh. Rahul Sharma, authorized representative of respondent assured that area of the captioned project is not a part of license no. 259 of 2007.

6. The promoter is accordingly directed to comply with deficiencies mentioned at serial no. 2(xii) and 3(iii). The promoter should submit an affidavit mentioning that no clause of the Collaboration Agreement/Addendum shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter should also not execute an addendum to the collaboration agreement without the prior consent of DTCP Haryana and RERA.

7. The Authority therefore, granted one last opportunity to the promoter to either comply with the above observations or be personally present on the next date of hearing failing which the application for grant of registration will be returned.

8. Adjourned to 22.05.2024.



True copy

Executive Director,
HRERA, Panchkula

23/5/24.

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

LA/Ashima)