



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-I, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on ~~21~~ 15.05.2024.

Item No. 254.24

(vi) **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 (forming part of land measuring 571.306 acres) situated in Sector 82-89, Faridabad.
2. The matter was last considered by the Authority in its meeting held on 15.05.2024, wherein following deficiencies were observed:
 - i. Addendum to the collaboration agreement is irrevocable except after obtaining prior approval of DTCP, Haryana. The said addendum should be fully irrevocable.
 - ii. Statement regarding the income of the promoter and the taxes paid by him in the last three years be submitted.
3. The promoter vide replies dated 16.05.2024 and 21.05.2024 has complied with the above mentioned deficiencies.



4. In view of the above, Authority decides to register the project with the following special conditions:
- 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.
 - An area measuring 3.76 acres forming part of a primary school (1 acre), 2 nursery schools (0.40 acres), commercial pocket (0.65 acre), police post (1 acre) and part of health care (0.71 acre) is hereby freezed, since the zoning plan of these sites is yet to be approved. The promoter shall submit zoning plan of the said sites within a period of three months. The promoter shall not sell/dispose of any part/unit of the said area till zoning of the above sites is approved and the said area is released by the Authority.
 - Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
 - 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.
 - That as per the Affidavit of the promoter dated 21.05.2024 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.
5. Permission is also granted to make necessary corrections in REP-I.
6. **Disposed of.** File be consigned to record room after issuance of registration certificate.



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28/5/24

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 (Asuina)