



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 22.05.2024.

Item No. 254.24

(v) Promoter: M/S SIDHI VINAYAK ASSOCIATES.

Project : "Shree Krishna Enclave" an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed over land measuring 7.918 acres situated in Sector- 1, Hansi.

Temp ID : RERA-PKL-1439-2024

1. This application is for registration of a project namely; "Shree Krishna Enclave" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 7.918 acres situated in Sector-1, Hansi, Hisar. License No.195 of 2023 dated 25.09.2023 has been granted by Town and Country Planning Department which is valid upto 24.09.28.

2. The Promoter is a Partnership Firm which consists of the following partners – i. Sh.Surjeet Singh , ii.Sh. Mahesh Kumar, iii.Sh.Sahil .

3. The application for registration was examined and following deficiencies were conveyed vide letter dated 22.04.24:

- i. Balance Sheets of the last three years ,i.e.,2020-2021,2021-2022 and 2022-2023 have not been submitted.
- ii. The applicant should get an entry made of the licensed land in the revenue record.
- iii.Both the collaboration agreements are revocable as there are clauses in both mentioning that it could be changed with the prior permission of the DTCP.
- iv. In Form REP-I Part C, the cost of land is mentioned as zero.
- v. Income Tax Return of the Company for the last three years should be submitted.(Only the front page and acknowledgement should be submitted)
- vi. Promoter should submit a brief note stating its financial and technical capacity to develop this project.



4. On 24.04.2024, since no reply was received from the Promoter, the Authority granted last one opportunity to file reply.
5. The Promoter vide reply dated 24.04.2024 informed that:
- The promoter firm was incorporated in March 2023. No Balance sheet has been prepared yet.
 - The Promoter has applied for entry of license in revenue record and updated revenue record will be submitted within 3 days.
 - The clause of the collaboration agreements itself defines that collaboration agreement is irrevocable and unchangeable. It can only be changed with the prior permission of the licensing Authority and not itself by the parties. The collaboration agreement is already vetted by the DTCP legal department.
 - As per the terms of collaboration agreements the share of the developed land will be given to the land owners and no land cost will be given to the land owners, that is why land cost is mentioned as Zero in REP-I Part C. Total land of the project is under the collaboration agreement.
 - The Promoter firm was incorporated in March 2023. So, no ITR has been filed yet.
 - Net worth certificate of the partners is already submitted and for technical capacity, the promoter has hired technical staff-Architect and Engineers for proper development of the Colony. Copy of appointment letter enclosed .
6. On 08.05.2024, the promoter informed that reply to the above observations has been submitted in the Authority on 06.05.2024. The Authority directed the Project Section to examine the reply and place it on the next date of hearing.
7. Vide Reply dated 06.05.2024, the promoter has submitted:
- Copy of entry made of the licensed land in the revenue record.
 - Net Worth Certificates of all the partners of the firm.
 - Affidavit cum undertaking stating " he will not change or revoke the terms of collaboration in any condition and always keeps the collaboration irrevocable and unchangeable.
8. On 15.05.2024, after examining the reply dated 24.04.2024 and 06.05.2024, the Authority was of the view that the promoter has complied with all the observations except observation at serial no. (iii). The Authority was of the view that the promoter should submit



an affidavit mentioning that no clause of the Collaboration Agreement 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.

9. The Promoter vide letter dated 21.05.2024 has submitted an affidavit as directed by the Authority in the last date of hearing i.e., 15.05.2024.

10. Today, the Authority is of the view that the promoter has complied with all the observations and have 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 a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- iv. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.158 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- v. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- vi. In view of the undertaking dated 21.05.2024, no clause of the collaboration agreements shall be amended/modified and no addendum to collaboration agreements shall be executed without the prior consent of Department of Town and Country Planning, Haryana and Haryana Real Estate Development Authority, Panchkula.
- vii. The Promoter shall be responsible for the maintenance and upkeep of services of the project upto a period of five years from date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.



- viii. The Promoter shall offer the possession of plots belonging to the share of the licensee/land owners after the completion of entire development works and in fully operational condition. The promoter shall comply with the provisions of Section-4(2)(1)(d) of RERD Act,2016 (as per their shareholding in the saleable area as agreed to in the collaboration agreement) which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I.
- ix. Following plots coming to the share of Licensee/landowners cannot be put to sale by the promoter:

| Sr. No | Block | Plot No. | Area of each plot (Sq. Mtr.) | No. of Plots | Total Area (sqm) | Landowner |
|--------|----------|----------|------------------------------|--------------|------------------|------------------------------------------------------------------------------------|
| 1. | Block A | 1-12 | 143.28 | 12 | 4526.36 | Sh. Netram, Sh. Ved Prakash, Sh.Rahul, Sh. Kuldeep, Ms. Seema |
| | Block A1 | 17 | 137.701 | 1 | | |
| | Block A1 | 18-31 | 35.32 | 14 | | |
| | Block B | 54 | 127.06 | 1 | | |
| | Block C | 60,61,66 | 121.31 | 3 | | |
| | Block E | 105 | 149.18 | 1 | | |
| | Block D1 | 99 | 141.64 | 1 | | |
| 2. | Block A | 13-15 | 143.28 | 4 | 572.34 | Sh.Hukmi, Sh.Krishan, Sh. Satbir, Sh. Rajbir, Sh. Anil, Ms. Krishna |
| | Block A | 16 | 145.80 | | | |

10. **Dispose of.** File be consigned to record room after issuance of registration certificate.



True copy

[Signature]

Executive Director,
HRERA, Panchkula

[Signature]
28/5/20.

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

LA (Kakul)