



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 01.05.2024.

Item No. 251.35

- (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 through video conference.

1. The matter pertaining to the registration of this project came up for consideration of the Authority today. License No. 54 of 2024 date 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 18.30625 acres situated in Sector 82-89, Faridabad.

2. The application submitted by the promoter has been examined and following deficiencies are observed:

- 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 authorizing 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 should 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 Authority therefore, directs the promoter to either comply with the above observations or be personally present on next date of hearing failing which the application for grant of registration will be rejected.

5. Adjourned to 15.05.2024.



[Handwritten signature]
7/5/24.

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.

LA Ashima