



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

(i) **Promoter:** MAA BHAGWATI ASSOCIATES.

Project : "Gokul Dham" an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed over land measuring 36.612 acres situated in Sector- 1, Hansi.

Temp ID : RERA-PKL-1420-2024

Present: Sh. Kulbir Singh (Partner)
Sh. Rajpal Yadav (Partner)
Sh. Arun Kumar (Authorized Representative)

1. This application is for registration of a project namely "GOKUL DHAM" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 36.612 acres situated in Sector-1, Hansi, Hisar. License No.204 of 2023 dated 09.10.2023 has been granted by Town and Country Planning Department which is valid upto 08.10.2028 .

2. The Promoter (i.e. Maa Bhagwati Associates) the collaborator is a Partnership Firm which consists of the following partners – (i). Sh. Ravi Kant, (ii). Sh. Suresh Kumar Garg, (iii). Sh. Vishnu, (iv). Sh. Hari Om Singh, (v). Kulpratap Infra Projects (OPC) Private Limited through its Director Kulbir Singh, and (vi). Sh. Ajay Singh Yadav, (vii). Sh. Rahul Yadav, (viii). Sh. Mukesh Kumar Mittal.

3. The application for registration was examined and the following deficiencies were conveyed vide letter dated 22.04.2024 :-

- i. Non Default Certificate from C.A is not in the prescribed format.
- ii. Balance Sheet of last 3 years is not submitted .



- iii. All the collaboration agreements submitted are revocable with prior permission of DTCP.
 - iv. Form REP-I Part C, the cost of land is mentioned as zero.
 - v. The Promoter should provide number/area of sale deeds executed with the land owners of the licensed land as on date.
 - vi. The Promoter should provide projected cash flows for the next 2 years.
 - vii. Promoter should submit a brief note stating its financial/ professional/technical capacity to develop this project.
 - viii. Promoter should submit statement regarding the income of the promoter and Income Tax Returns for the last three years .(Only the front page and acknowledgement)
 - ix. Details of unsecured loans given by the partners of the firm.
4. The promoter submitted reply to the observations conveyed vide letter 22.04.2024 on 23.04.2024.
5. After examining the reply, the Authority was of the view that the promoter has complied with the observations at serial no. (v) and (viii) and rest of the observations were yet to be complied.
6. Vide letter dated 26.04.2024, the promoter submitted Non-Default C.A. Certificate which is now in prescribed format.
7. Subsequently vide letter dated 29.04.24, the promoter submitted the following information:
- i. Balance Sheet for the year 2022-2023 which is now certified by C.A.
 - ii. Net Worth Certificate of remaining Partners which is duly certified by C.A.
 - iii. Group Summary of Capital Accounts (1 April 2023 to 31 March 2024) which is certified by the C.A.
 - iv. Affidavit cum undertaking dated 29.04.2024 stating that “he will not change or revoke the terms of the collaboration in any condition and always keep the collaboration irrevocable and unchangeable”.
 - v. Appointment letters of the hired professionals have been submitted.
8. Vide letter dated 01.05.2024, the promoter has informed that this Affidavit cum undertaking has also been submitted in the Department of Town & Country Planning, Haryana, Chandigarh.



9. Today, the promoter informed that an affidavit has been submitted as to the irrevocability of the collaboration agreements as addendum to the collaboration is not possible due to large number of licensee/ land owners. The Promoter also informed that total land of the project is under the collaboration agreement and as per the terms of collaboration agreements, they want to keep the Land Cost as Zero. After examining the reply, the Authority is of the view that the promoter has complied with all the observations.
10. The Authority found the project fit for registration subject to 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.
 - 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.
 - Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
 - Promoter shall submit duly approved building plans in respect of commercial pocket measuring 1.049 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.
 - 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.
 - In view of the undertaking dated 29.04.2024, no change in the collaboration agreements shall be permitted and they shall be irrevocable.
11. **Disposed of.** File be consigned to record room after issuance of registration certificate.



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7/5/24

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 Panchkula