



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 08.05.2024.**

**Item No. 252.22**

**Consideration of the applications received by the Authority for Registration of New Projects.**

(i) **Promoter: Manjesh.**

**Project :** "The Golden Avenue" an Affordable Residential Plotted Colony (under DDJAY 2016) on land measuring 5.906 Acres falling in Sector 33, Sonipat.

**Temp ID :** RERA-PKL-1444-2024

**Present:** Sh. Subodh Saxena on behalf of promoter.

1. The matter pertaining to registration of this project came up for consideration of the Authority today. License No. 261 of 2023 dated 07.12.2023 valid up to 06.12.2028 has been granted in favour of Sh. Raj Singh, Sh. Randhir Singh, Sh. Krishan Chand and Sh. Manjesh for the development of an Affordable Residential Plotted Colony (under DDJAY 2016) on land measuring 5.906 Acres falling in Sector 33, Sonipat.

2. The application was examined and following observations were conveyed to the promoter on 23.04.2024:

- i. Statement regarding the income of the promoter and the taxes paid in the last three years be submitted.
- ii. A brief note regarding financial and technical capability of the promoter to develop the project be submitted.
- iii. 100% Collection account has been mentioned in REP I Part D rather than 70% RERA Account.



3. Now, the promoter vide replies dated 30.04.2024 and 08.05.2024 has complied with the above deficiencies.
4. The Authority after consideration decides to grant registration in the name of individual licencees in whose favour license has been granted along with the following special conditions:
- 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 0.118 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket
  - 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 all the licensees i.e. Sh. Raj Singh, Sh. Randhir Singh, Sh. Krishan Chand and Sh. Manjesh shall jointly sign and execute the conveyance deeds and shall jointly be responsible for depositing the 70% amount received from the allottees in the RERA account.
5. The office is directed to get the necessary corrections done by the IT cell in REP I Part D as requested by the promoter in reply dated 30.04.2024.
6. **Disposed of.** File be consigned to record room after issuance of registration certificate.



*alw* 17/5/24

True copy

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 (shubham)