



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 12.06.2024.

Item No. 257.18

(iii) **Promoter:** Metropole Buildtech Pvt. Ltd.

Project : "Metropole-The Garden City" an Affordable Residential Plotted Colony (under DDJAY 2016) on land measuring 5.956 acres situated in the revenue estate of Village Assandh, Sector 5, Assandh, District Karnal.

Temp ID : RERA-PKL-1474-2024

Present: Sh. Jyoti Sidana on behalf of the Promoter.

1. This application is for registration of the project namely "Metropole- The Garden City" an Affordable Residential Plotted Colony under DDJAY on land measuring 5.956 Acres situated in the revenue estate of Village Assandh, Sector 5, Assandh, District Karnal. License No. 46 of 2024 dated 13.03.2024 valid up to 12.03.2029 has been granted by Town and Country Planning Department in favour of Sh. Sandeep Singh, Sh. Malkeet Singh, Smt. Parwinder Kaur, Sh. Sukhwinder, Sh. Sarvjeet, Sh. Lovepreet Singh in collaboration with Metropole Buildtech Pvt. Ltd.

2. The application for registration was examined and following deficiencies were conveyed vide letter dated 30.05.24:

- i. MCA website shows unsatisfied loans of Rs. 2,21,00,000. The Promoter should clarify whether the loan is against the project land or not.
- ii. Income Tax Return of Director Sh. Aman Ahuja has not been submitted for the A.Y 21-22 and Income Tax Return of Sh. Shivank Maingi (Director) for the last three years.
- iii. Clause 7 of the Joint Undertaking (Page 101) relating to maintenance is incomplete.
- iv. Clause 3.3.2 (Page 127) of the Collaboration Agreement relating to RERA Bank Account is not clear.
- v. Collaboration Agreement (Clause 12.2 and 12.7) does not make it irrevocable.



- vi. *Entry of Licence be made in the revenue record.*
- vii. *As per C.A. Certificate , Company was formed in the year 2008. Balance Sheets for the year 31.03.2020 and 31.03.2021 shows cash and bank balance as Rs. 16,39,988.77/- in both years. It means Company has not done any business during these two years. As on 31.03.2023, the Company has short term loans and advances of 2.23 crores. Promoter should explain its position and also submit documents to show its technical and financial capability to complete the project.*

3. The promoter vide reply dated 03.06.2024 has complied with the above deficiencies.
4. After consideration, the Authority 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 0.133 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.
 - vi. In view of the undertaking dated 03.06.2024, no clause of the collaboration agreement shall be amended/modified and no addendum to collaboration agreement 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 and licensee/ landowners 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. As per the collaboration agreement, the promoter will provide plots measuring 1000 sq yard (Developed Plot) per acre to the Landowner. Following 51 Plots coming to the share of Licencee/Landowners (i.e., Sh. Sandeep Singh, Sh. Malkeet Singh, Smt. Parwinder Kaur, Sh. Sukhwinder, Sh. Sarvjeet, Sh. Lovepreet Singh cannot be put to sale by the promoter:

Sr. No	Plot No.	No. of Plots	Area (SqYd)
1.	A- 9 to 13 F- 32 to 46 E- 3 to 8	26	2899.735
2.	B- 72 to 85 87 to 89 104 to 106 109-113	25	3094.0728
Total		51	5993.7078

- x. The promoter shall submit documents showing entry of licensed land in the Revenue records within a period of 30 days from the date of issuance of this registration certificate.
5. The office is directed to incorporate necessary changes in the A-H form.
6. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

[Handwritten Signature]

Executive Director,
HRERA, Panchkula

[Handwritten Signature]
25/06/2024

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

CA (Kakul)