



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

(iv) Promoter: Vanessa Builders and Developers Pvt. Ltd.

Project : "Sirsa Greens" an Affordable Residential Plotted Colony (under DDJAY 2016) on land measuring 10.343 acres situated in the revenue estate of Village Kanganpur, Sector-1, Sirsa.

Temp ID : RERA-PKL-1448-2024

Present: Sh. Virender Kumar on behalf of the Promoter.

1. This application is for registration of the project namely "Sirsa Greens" an Affordable Residential Plotted Colony under DDJAY on land measuring 10.343 Acres situated in the revenue estate of Village Kanganpur, Sector 1, Sirsa. License No. 231 of 2023 dated 30.10.2023 valid up to 29.10.2028 has been granted by Town and Country Planning Department in favour of Sh. Vivek Rao, Sh. Vishavjeet, Sh. Gaurav Kumar, Sh. Satya Prakash Yadav, Sh. Sandeep Choudhary, Sh. Rajesh Goyal in collaboration with Vanessa Builders and Developers Pvt. Ltd.

2. The application for registration was examined and following deficiencies were conveyed vide letter dated 31.05.24:

i. On the basis of financial statements provided at Pages 222 to 245, the Company will not be in a position to complete the project. Promoter should submit a brief note stating its financial and technical capability to execute the project.

ii. Statement regarding Income of the Promoter and Income Tax Return of the Company for the last three years should be submitted. (Only the front page and acknowledgement)

iii. The Bank Details mentioned in REP-I and REP-II are different.

iv. No joint undertaking showing the number/area of the plots falling to the share of the licensee/landowners (who are entitled to 45% of total residential developed area)



has been submitted. Further, the plot numbers and area of plots need to be marked on the layout plan along with a joint undertaking accepting the same.

v. An undertaking as to who will maintain the colony for the next five years after the grant of completion certificate be submitted.

vi. Registration fee is deficit by Rs. 19,801/-.

vii. Land Cost of 18.63 Lacs for an area measuring 10.343 acres colony (in REP-I Part C) does not seem to be correct.

viii. Entry of Licensed Land be made in revenue record.

ix. There are contradictory clauses in Collaboration Agreement. Clause 1 mentions that the (First Party-Landowners) will take developed plots from the Promoter after four years, whereas Clause 15 mentions that as soon as any amount belonging to the First Party is deposited in the Escrow Account, the Second Party (Promoter) shall transfer such amount in the account of the First Party within 15 days. Money cannot be transferred to First Party from Escrow Account.

x. Date of approval of Building Plans mentioned as 3.11.23 (in REP I Part C) will have to be deleted in the online form.

3. The promoter vide letter dated 12.06.2024 has submitted reply to the above-mentioned observations. After examining the reply, Authority is of the view that the promoter has not complied with the observations at serial No. (i), (ii), (iii), (vii) and (viii). Hence, the application for registration is hereby returned with a liberty to file afresh. The registration fee earlier deposited will be adjusted after deduction of 5% processing charges.

4. Disposed of.



True copy

Executive Director,
HRERA, Panchkula

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

25/6/24
UP (Kakul)