



**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 12.06.2024.**

**Item No. 257.18**

**(vii) Promoter: Advitya Residency LLP.**

**Project : "Advitya Heights" – An Affordable Group Housing Colony to be developed over an area measuring 13.302 acres situated in the revenue estate of village Sikri, Sector -143, Faridabad, Haryana.**

**Temp ID : RERA-PKL-1475-2024**

**Present: Sh. Tarun Ranga, authorized representative of the promoter.**

1. The matter pertaining to the registration of this project came up for consideration of the Authority today. License No. 183 of 2022 dated 11.11.2022 valid up to 10.11.2027 was granted in favour of Satish Buildwell Pvt. Ltd. in collaboration with Advitya Residency LLP for the development of an affordable group housing colony over an area measuring 13.302 acres (having FAR of 125610.55 sq.mtrs) situated in the revenue estate of village Sikri, Sector -143, Faridabad, Haryana.

2. The application submitted by the promoter was examined and following observations were conveyed vide letter dated 05.06.2024:

- (i) Copy of Bilateral agreement and LC-IV have not been enclosed with the license.
- (ii) Date of completion of the project in Rep-I is 01.11.2027 whereas in REP-II is 10.11.2027, hence same needs to be reconciled.
- (iii) Consideration that will flow to the landowner in lieu of development of the said project has not been mentioned in the collaboration agreement.
- (iv) Powers to execute conveyance deeds have not been granted to the developer in the collaboration agreement.
- (v) Collaboration agreement contains contradictory clauses regarding irrevocability of the same (Clause 12 and 25 are contradictory).



- (vi) *As per balance sheet for the year 2022-2023, there are unsecured loans amounting to ₹19,77,000/- taken from designated partners and relatives. List of persons along with their Aadhar cards and PAN cards from whom such loans have been taken be submitted.*
- (vii) *Some clauses of the builder buyer agreement at Page 242 are missing.*
- (viii) *Payment schedule not annexed with builder buyer agreement.*
- (ix) *Provisions of the builder buyer agreement is not in consonance with the provisions of agreement for sale mentioned in HRERA Rules, 2017.*
- (x) *Details of the unsecured loans given by the partners of the firm be submitted.*
- (xi) *Acknowledgement of filing income tax returns for the last three years be submitted by the promoter.*
- (xii) *Statement regarding the income of the promoter and the taxes paid by him in the last three years be submitted.*
- (xiii) *A brief note regarding the financial and professional/technical capability of the promoter to develop the project be submitted.*
- (xiv) *Legible copy of schedule of land not enclosed.*
- (xv) *REP-II clause 1 is incorrect, the promoter does not have legal title to the said land.*
- (xvi) *No clause to show that who will sell the apartments and how will 70% amount go in escrow account.*
- (xvii) *No clause to show that who will maintain the colony after the grant of completion certificate.*
- (xviii) *Since the license is of 2022 and affidavit be submitted that no third party rights have been created on the said land till date.*
- (xix) *The interpretation of the order of the DTCP dated 04.08.2023 (Para 2-page 100) mentioning that "as a consequence of said de-licencing/surrender all sanctions/approvals pertaining to license no. 183 of 2022 dated 11.11.2022 and license no. 127 of 2022 dated 15.11.2022 hereby stand annulled ab initio and same is required to be got approved/revised from the competent authority. A legible copy of the same should also be submitted alongwith annexures.*

3. The promoter vide replies dated 03.06.2024, 10.06.2024 and 12.06.2024 has complied with the above mentioned deficiencies.

4. In view of the above, Authority decides to register the project with 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 flats/apartments 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 estimates to the Authority immediately after their approval by Town & Country Planning Department.
- (iv) 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 the interest of the allottees.
5. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

Executive Director,  
HRERA, Panchkula

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

LA (Ashima)