



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 12.06.2024.

Item No. 257.18

(x) **Promoter: M/S AZUMI DEVELOPERS PRIVATE LIMITED.**

Project : "MAADHAV GREENS" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 9 acres situated in the revenue estate of village Ladhuwas, Sector-34, Rewari.

Temp ID : RERA-PKL-1483-2024

Present: Sh. Virender Kumar, authorized representative of company

1. This application is for registration of a new project namely "MAADHAV GREENS" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 9 acres situated in the revenue estate of village Ladhuwas, Sector-34, Rewari. License No. 239 of 2023 dated 08.11.2023 valid upto 07.11.2028 has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed on 07.06.2024:

- i. Name of the promoter is incorrectly written in REP-I Part A, i.e., DEVELPERS,
- ii. Total of land utilization table is 36871.71 acres, i.e., 9.11 acres and heading of the land utilization table states 36421.65, i.e., 8.99 acres,
- iii. Collaboration agreement:
 1. Clause 6 mentions about Annexure A, however the same is not enclosed,
 2. Clause 14 states that if the developer is not able to develop the colony within 2 years, then the collaboration agreement will deemed to be cancelled/revoked, the collaboration agreement is irrevocable,



- iv. Promoter should submit a brief note stating its financial and technical capacity to develop this project,
- v. Acknowledgement of filing the income tax returns by the promoter be submitted,
- vi. Statement regarding the income of the Promoter and the taxes paid by him in the last three years,
- vii. The Promoter should clarify as to who will maintain the escrow account and how will 70% of the amount collected from the allottees be transferred to the said account. A joint undertaking with the landowner/licencees for complying with the above be submitted,
- viii. No joint undertaking showing the number/area of the plots falling to the share of the licencee/landowners (who are entitled to 1125 sq. yards/acre of developed plotted colony and 35 % of total commercial saleable 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,
- ix. An undertaking as to who will maintain the colony for the next five years after the grant of completion certificate be submitted,
- x. The collaboration agreement/GPA can be modified with prior approval of DTCP, the promoter should submit an affidavit mentioning that no clause of the Collaboration Agreement/GPA shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter should also not execute an addendum to the collaboration agreement/GPA without the prior consent of DTCP Haryana and RERA,
- xi. GPA dated 08.02.2023 does not confer powers to market, advertise, sell and to execute conveyance deed to the promoter,
- xii. Will the landowner/licencees sell their share of plots after the grant of completion certificate by the DTCP or will comply with the provisions of 4(2)(1)D by depositing 70% amount obtained from the allottees in the escrow account,
- xiii. In REP-1 (Part C), detail of plots has not been submitted,
- xiv. Entry of license be made in revenue record,



- xv. Board resolution authorizing the representatives to sign the documents submitted for registration of the project be submitted.
3. No reply has been filed by the promoter. Authority observes that one last opportunity be granted to comply with all the deficiencies within a period of one week failing which the application for registration will be returned.
4. Adjourned to **24.06.2024**.



True copy

Executive Director,
HRERA, Panchkula

A copy of the above is forwarded to ^{25/6/24} TP, HRERA Panchkula, for information and taking further action in the matter.

LA (Monika)