



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 03.07.2024.

Item No. 258.35

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

(i) **Promoter:** Jindal Infrabuild Pvt. Ltd.

Project : "Vision Pride", an Affordable Residential Plotted Colony (Under DDJAY, 2016) on land measuring 12.156 acres situated in the revenue estate of Village Garh Shahjahanpur, Sector 17, Sonipat.

Temp ID : RERA-PKL-1482-2024

Present: Sh. Arvind Kumar, Director, Sh. Sanjay Kumar, CA alongwith Sh. Jyoti Sidana, authorized signatory.

1. This application is for registration of a project namely; "Vision Pride", an Affordable Residential Plotted Colony (Under DDJAY, 2016) on land measuring 12.156 acres situated in the revenue estate of Village Garh Shahjahanpur, Sector 17, Sonipat. License No. 99 of 2023 dated 08.05.2023 valid up to 07.05.2028 has been granted by Town and Country Planning Department in favour of Jindal Infrabuild Pvt. Ltd., CRS Infraprojects Ltd & Sh. Utsav Bhasin in collaboration with Jindal Infrabuild Pvt. Ltd.

2. The application was examined and following observations were conveyed to the promoter on 13.06.2024:

- i. As per Addendum to Collaboration agreements of Sh. Utsav Bhasin and CRS Infraprojects Ltd, it can be altered/modified with the prior approval of DTCP, Haryana
- ii. As per Clause 33 of Collaboration agreements of Sh. Utsav Bhasin and CRS Infraprojects Ltd, the project shall be maintained by developer or its nominated maintenance agency. It needs to be rectified.



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- iii. CA certificate is not as per format prescribed by the Authority.
- iv. Since the license has been migrated from group housing to an affordable plotted colony, the promoter is directed to submit an undertaking by way of an affidavit that no third party rights have been created by the promoter in the earlier license.
- v. The joint undertakings submitted by the promoter has overwriting and therefore needs to be resubmitted .

4. Now, vide replies dated 19.06.2024 and 03.07.2024, the promoter has complied with the above deficiencies and has also submitted a joint undertaking stating that the promoter and land owner/Licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.

5. After consideration, the Authority found the project fit for registration subject to the following special conditions:

- i. Both the Promoter and landowner/licensee shall comply with the provisions of Section 4(2)(I)(D) of RERA 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.
- ii. That following plots coming to the share of following landowner/licencees cannot be put to sale by the promoter:-

a. **M/s CRS Infra Projects Pvt. Ltd.**

S. No.	Plot Nos.	Area of each Plot (in Sq. mtrs.)
1.	1	147.00
2.	2	147.00
3.	3	147.00
4.	4	147.00
5.	5	147.00
6.	8	131.15
7.	9	131.15
8.	12A	131.15
9.	14	131.15
10.	26	129.92
11.	27	129.92
12.	28	129.92
13.	29	129.92
14.	30	129.92
15.	197	117.337



16.	198	117.37
17.	206	140
18.	207	140
19.	208	140
20.	209	140
21.	210	140
22.	211	140
	22 Plots	2983.874 sq mtrs.

b. **Sh. Utsav Bhasin:-**

S. No.	Plot Nos.	Area of each Plot (in Sq. mtrs.)
1.	64	143.571
2.	65	143.571
3.	66	143.571
4.	67	143.571
5.	68	143.571
6.	69	143.571
7.	70	143.571
8.	71	143.571
9.	72	143.571
10.	73	143.571
11.	74	143.571
12.	75	143.571
	12 Plots	1722.852 sq mtrs.

- iv. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- v. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.477 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. 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.
- vii. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.



- viii. That as per the joint affidavit dated 03.07.2024, both the promoter and land owner/Licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.
- ix. That as per the joint affidavit dated 03.07.2024, no clause of the Collaboration Agreement 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 without the prior consent of DTCP Haryana and RERA.
- x. That the following Plots falling under the HT Line shall be freezed till the shifting of the said line:

Sr. No.	Plot No.	No. of Plots	Area of Each Plot (in Sqm)	Total Area of Plots (In sqm)
1.	1 to 5	5	147	735
2.	6	1	124.173	124.173
3.	8, 9, 12A, 14, 15, 22.	6	131.2	787.2
4.	7	1	131.15	131.15
5.	26 to 30	5	129.92	649.6
6.	61 to 63	3	115.522	346.566
7.	64 to 76	13	143.571	1866.423
8.	206 to 211	6	140	840
9.	197 to 201	5	117.337	586.685
10.	195	1	142.245	142.245
11.	196	1	138.395	138.395
	-	Plots	Total Plots & Area	6347.437 Sqm

6. The office is directed to update the RERA Bank Account in REP I Part D.
7. **Disposed of.** File be consigned to record room after issuance of registration certificate.



[Signature] 11/7/24

True copy

[Signature]

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)