



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 05.06.2024.

Item No. 256.18

(ii) **Promoter: Well Built Real Estates LLP.**

Project : "WB Residency" an Affordable Residential Plotted Colony under DDJAY on land measuring 7.431 Acres situated in the revenue estate of Village Bamnoli, Sector 49, Bahadurgarh, District Jhajjar.

Temp ID : RERA-PKL-1446-2024

Present: Sh. Jyoti Sidana on behalf of respondents.

1. This application is for registration of the project namely; "WB Residency" an Affordable Residential Plotted Colony under DDJAY on land measuring 7.431 Acres situated in the revenue estate of Village Bamnoli, Sector 49, Bahadurgarh, District Jhajjar. License No. 44 of 2024 dated 12.03.2024 valid up to 11.03.2029 has been granted by Town and Country Planning Department in favour of Well Built Real Estates LLP.

2. The application was examined and following observations were conveyed to the promoter on 28.05.2024:

- i. A brief note on financial and technical capacity be submitted.
- ii. Copies of LC IV and Bilateral Agreement not enclosed.
- iii. Authorization to one of the partners is not filed in original.
- iv. Legible copy of license/schedule of land be submitted.

3. The promoter vide replies dated 03.06.2024 and 05.06.2024 has complied with the above deficiencies.

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



- i. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
 - ii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.269 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.
 - iii. 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.
 - iv. 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.
 - v. 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 interests of the allottees.
 - vi. 16 plots measuring 1748.415 sq mtrs as shown mortgaged under EDC and IDC cannot be sold by the promoter without the written consent of DTCP, Haryana.
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 CTP, HRERA Panchkula, for information and taking further action in the matter.