



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 28.08.2024.

Item No. 263.39

(viii) **Promoter: H.L. Residency.**

Project : "HL City Sector 40 Part 2", an Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 18.55 acres situated in the revenue estate of Village Nuna Majra & Barkatabad, Sector-40, Bahadurgarh, District Jhajjar.

Temp ID : RERA-PKL-1523-2024

Present: CA Vijender Jindal on behalf of promoters.

1. This application is for registration of the project namely; "HL City Sector 40 Part 2", an Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 18.55 acres situated in the revenue estate of Village Nuna Majra & Barkatabad, Sector-40, Bahadurgarh, District Jhajjar. License No. 112 of 2024 dated 09.08.2024 valid up to 08.08.2029 has been granted by Town and Country Planning Department, Haryana in favour of H.L. Residency Firm Proprietor Shailaja, Sh. Amit Joon, Sh. Dharmender-Devender, Sh. Satpal, Sh. Sanjay, HL Residency Pvt. Ltd., Sh. Rakesh Joon in collaboration with HL Residency.

2. The application was examined and following observations were conveyed to the promoter on 23.08.2024:

- i. CA certificate at page 74 does not mention the license/area under consideration for registration.
- ii. REP-II is incorrect.
- iii. A brief note on financial and technical capacity be submitted
- iv. The collaboration agreements can be modified with approval of DTCP, Haryana.



- v. Page 8 of Collaboration agreement between HL Residency Pvt Ltd & HL Residency Prop Firm is missing.
 - vi. An undertaking from the promoter be sought that both the promoter and the licensee/landowners shall be jointly and severally liable under the provisions of the RERA Act/Rules.
 - vii. The undertaking allotting plots to the land owners is submitted on the letter head of the company. It should be by way of a joint affidavit.
 - viii. The promoter should also clarify as to who will maintain the RERA account and how will 70% of the amount received by the co-licensees be transferred to the said account. A joint undertaking with the consent of all the co-licensees be submitted.
 - ix. It should also be clarified as to who will maintain the colony for the next 5 years after the grant of completion certificate.
 - x. Page 5 of the GPA between Rakesh Joon and HL Residency is missing.
 - xi. Page 3 of the GPA between Satpal Singh and HL Residency is missing.
3. The promoter vide reply dated 27.08.2024 has complied with the above deficiencies.
 4. After examination, the Authority found the project fit for registration subject to the following special conditions:
 - i. The Promoter shall comply with the provisions of Section 4(2)(1)(D) of RERA Act, 2016 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 landowner/licensees cannot be put to sale by the promoter: -

S. No.	Landowner/Licencee	Plot Nos.	No. of Plots	Area (in Sq.mt.)
1.	Sh. Amit Joon	403 to 209	7	1044.96
2.	HL Residency Pvt Ltd	410 to 429	20	3014.85
3.	Sh. Devender Joon and Sh. Dharmender	248 to 258	3	444.19
4.	Sh. Satpal Singh	249 to 251 and 255 to 257	6	884.94
5.	Sh. Rakesh Joon	400	1	149.28
6.	Sh. Sanjay Singhal	200 to 208	9	1280.52



- iii. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
 - iv. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.736 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.
 - v. 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.
 - vi. 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.
 - vii. That as per the joint affidavit dated 24.08.2024, both the promoter and land owner/Licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.
 - viii. That as per joint undertaking cum affidavit dated 24.08.2024, 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.
 - ix. 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.
 - x. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.
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.

17/9/24 CA (Shubham)