



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 09.10.2024.

Item No. 266.57

(x) **Promoter:** Amolik Buildcon LLP.

Project : Amolik Business Park", an Industrial Plotted Colony over an area measuring 11.50 acres (on subdivided plot no. 1 located at plot no. 34) falling in Industrial Area, New Industrial Township, NIT, Faridabad, Haryana.

Temp ID : RERA-PKL-1524-2024

Present: Sh. Jyoti Sidana, authorized representative of promoter and Sh. Prahlad Gautam, representative of promoter.

1. The matter pertaining to the registration of this project came up for consideration of the Authority today. Letter of intent dated 12.08.2024 was issued by MCF to M/s Amolik Buildcon LLP for subdivision of sub divided Industrial Plot No. 1 of Industrial Plot No. 34 measuring 11.50 acres (46,548.68 sq.mtrs or 55,672 sq. yards) situated at Industrial Area, NIT Faridabad.

2. The application was examined and following observations were conveyed to the promoter on 05.09.2024:

- (i) As per the Supplementary Agreement to the LLP agreement dated 26.12.2022 and as per information available on MCA website, there are three partners of the LLP, whereas REP-I Part-A, name of third partner SH. Ved Prakash Gupta has not been mentioned.
- (ii) Copy of Aadhar Cards and PAN Cards of all the partners have not been annexed.
- (iii) MCA website shows unsatisfied loan of ₹58.50 crores, the promoter shall clarify whether this loan is against the project land or not.



- (iv) In REP-I Part-D, it has been mentioned that the promoter has not annexed balance sheet of last three years. Balance sheet and Income Tax Return Acknowledgement for the years 2021-2022 and 2022-2023 have been submitted, however same have not been submitted for the last year.
- (v) In Rep-I Part-E, it has been mentioned that the promoter has not got approved demarcation plan. Copy of approved layout and demarcation plan has not been submitted.
- (vi) REP II (Clause 1) does not show the correct legal status of land.
- (vii) Page 103 is not legible.
- (viii) No Default Certificate at page 106 has been issued as per the documents provided by management of the company. Said certificate is not in prescribed format.
- (ix) After the issuance of LOI dated 12.08.2024, no final permission for subdivision and sale of these 75 Industrial plots has been submitted.

3. The promoter vide reply dated 09.09.2024 has complied with the deficiencies mentioned at Sr. no. (i) to (iv) and (vi). However, deficiencies mentioned at Sr. no. (v), (vii), (viii) and (ix) were not complied with by the promoter.

4. Thereafter, the promoter vide reply dated 25.09.2024 had complied with the deficiencies mentioned at serial no. (v) and (vii) above however, as regards deficiency at serial no. (viii) and (ix), the promoter vide letter dated 01.10.2024 was re-directed to comply with the same and an opportunity of hearing was also granted before rejecting the said application.

5. Now, the promoter has submitted reply dated 07.10.2024 vide which original no default certificate was submitted however, the same is still not in order. Further, as regards deficiency at serial no. (ix) above, the promoter has submitted that they have paid entire fee and charges in compliance of the LOI as demanded by the Municipal Corporation Faridabad (MCF) against the said Plot after sub-division. They have again approached the office of MCF, the final letter shall be issued by MCF after completion of services of the entire colony / area. They confirmed that internal services of the said Plot shall be laid down by the Promoter for which we have submitted the application for approval of Service Plans and Estimates to the office of MCF. The External services (main lines of various services i.e. sewerage, storm water etc.) have already been laid down at site. No specific final permission is being issued by the MCF after deposit of fee and charges, however, the MCF office issued



Zoning, Demarcation-cum-Layout Plan of the said project. This issue is an administrative issue between the Govt Authority/ Departments, hence, the LOI/ approval for said subdivision have been issued after concurrence of the Government. Hence, in purview of the legal grounds the case may be reviewed and final permission / orders may not be insisted for issuance of RERA Certificate for the said Project.

6. However, the Authority observes that since final permission for subdivision and sale of these 75 Industrial plots has not been submitted by the promoter along with the CA certificate, therefore, the application filed by the promoter is hereby returned with a liberty to file afresh. The registration fee deposited by the applicant will be adjusted in the fresh application after deduction of 5% processing fee.

7. **Disposed of.**



True copy

[Signature]

Executive Director,
HRERA, Panchkula

[Signature]

22/10/21.

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

CA (Sumbhan)