



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 23.10.2024.

Item No. 267.41

(x) **Promoter:** Cellular Consultants Private Limited.

Project : "South City-2" an Affordable Residential plotted colony(under DDJAY) over an area measuring 10.681 Acres situated in the revenue estate of Village Jhajjar, Sector 37, Jhajjar.

Temp ID : RERA-PKL-1550-2024

Present: Sh. Jyoti Sidana Authorized representative of the promoter.

1. This application is for registration of a new project "South City-2" an Affordable Residential plotted colony(under DDJAY) over an area measuring 10.681 Acres situated in the revenue estate of Village Jhajjar, Sector 37, Jhajjar. License No. 98 of 2024 dated 25.07.2024 valid upto 24.07.2029 has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the promoter on 21.10.2024:

- (i) The fee is deficit by Rs. 2090/-.
- (ii) Acknowledgement of filing the Income Tax Returns by the promoter has not been submitted.
- (iii) REP I(Part C) Land utilization table is not in order.
- (iv) Clause 10 of (REP II) is not as per rules.
- (v) 20 plots have been mortgaged for area measuring 2538.09 sq mts on account of IDW.
- (vi) 55/52% OF Commercial Ground coverage has to be allotted to the Licensee/ Landowners.



- (vii) One of the Joint undertaking/Affidavit measuring 5.26 Acres seem to be missing.
- (viii) Clarity with regard to clause 5 and 5.3 of the collaboration Agreement is required – as to who will sell/ executed conveyance deeds for the Saleable Area belonging to the land owner- Licencees.
3. The promoter vide letter dated 22.10.2024 has complied with the above deficiencies.
4. After consideration, the Authority finds the project fit for registration subject to the following special conditions:
- Both the Promoter and landowner/licensee shall comply with the provisions of Section 4(2)(l)(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.
 - That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter:-

1. KALAWATI, SUNIL, POONAM AND VIJAY

S. No.	Plot Type	Plot No.	Area of Each Plot (in Sqm.)	Total Plots	Total Area (in Sqm)
1.	F1	94 and 95	120.69	2	241.38
2.	C	100	101.922	1	101.922
3.	C	102	94.88	1	94.88
4.	G	103 to 107	105.6	5	528
5.	G	113	129.8	1	129.8
6.	H	114	80.81	1	80.81
7.	H	115	84.65	1	84.65
8.	H	116	88.49	1	88.49
9.	H	117	92.33	1	92.33
10.	H	118	96.18	1	96.18
11.	J	121 to 124	115.408	4	461.632
12.	K	130	82.458	1	82.458
13.	K	131 to 132, 136 to 137	105.82	4	423.28
			Total	24	2505.812

2. OM PARKASH, SURAJBHAN, SARJEET, KRISHAN, ANITA DEVI AND SANTOSH

S. No.	Plot Type	Plot No.	Area of Each Plot (in Sqm.)	Total Plots	Total Area (in Sqm)
1.	K	138	105.82	1	105.82



2.	L	142 to 143, 146	113.603	3	340.809
3.	M	152 to 155	103.648	4	414.592
4.	M	156	149.9	1	149.9
5.	N	157	123.105	1	123.105
6.	N	158 to 163	102.635	6	615.81
			Total	16	1750.036

3. RAMESH, DEEPAK, AMIT KINHA, SURAJ BHAN, SUBHASH GUJJAR

S. No.	Plot Type	Plot No.	Area of Each Plot (in Sqm.)	Total Plots	Total Area (in Sqm)
1.	A	1 to 5, 9	141.55	6	849.3
2.	B	10, 17 to 19, 21, 24, 28, 30 to 33	107.611	11	1183.721
3.	C	34 to 37, 41	110.633	5	553.165
4.	C	45 to 46	94.88	2	189.76
5.	C	47	90.062	1	90.062
6.	D	48 to 54, 56, 59, 63 to 66	128.468	13	1670.084
7.	E	72 to 76	98.668	5	493.34
8.	F	78, 84 to 89	134.235	7	939.645
			Total	50	5969.077

4. POOJA, MINAKSHI AND PINKI DEVI

S. No.	Plot Type	Plot No.	Area of Each Plot (in Sqm.)	Total Plots	Total Area (in Sqm)
1.	N	164, 174 to 182	102.635	10	1026.35
2.	O	191 to 194, 199 to 202	112.2	8	897.6
3.	P	208 and 209	75.891	2	151.782
			Total	20	2075.732

5. INDRESH

S. No.	Plot Type	Plot No.	Area of Each Plot (in Sqm.)	Total Plots	Total Area (in Sqm)
1.	J	120	149.955	1	149.955
			Total	1	149.955

That the above mentioned plots shall be physically handed over to the landowner/licencees after the issuance of completion certificate by the DTCP, Haryana.



- iii. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- iv. That the promoter shall not sell any part of the commercial site measuring 0.366 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall allot the commercial plotted area to the landowners (with mutual consent) before disposing of any part of commercial site. A copy of joint agreement executed with the licensee/landowners in this regard should also be submitted to the Authority.
- 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.
- vi. That as per the joint undertakings cum affidavit both the promoter and land owner/Licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.
- vii. That as per joint undertakings cum affidavit, 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.
- viii. 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.
- ix. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account
- 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.

- xi. The following plots mortgaged under Internal development works by the DTCP shall be kept frozen and will not be sold till they are de-mortgaged by the office of DTCP and Rera, Panchkula :-

S. No.	Plot Type	Plot No.	Area of Each Plot (in Sqm.)	Total Plots	Total Area (in Sqm)
1.	A	01 to 09	141.550	9	1273.950
2.	D	48 to 53	128.468	6	770.805
3.	E	72 to 76	98.668	5	493.338
		Total		20	2538.09

5. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

Executive Director,
HRERA, Panchkula

30/11/24.

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

LA (Dhruv)