



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 11.09.2024.

Item No. 265.37

(v) Promoter: Skylark Flying Real Estate Pvt. Ltd.

Project : "Gokul Estate", an Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 6.38 acres situated in the revenue estate of Village Rathdhana, Sector 35, Sonipat.

Temp ID : RERA-PKL-1520-2024

Present: Sh. Jyoti Sidana on behalf of promoters.

1. This application is for registration of the project namely "Gokul Estate" an Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 6.38 acres situated in the revenue estate of Village Rathdhana, Sector 35, Sonipat. License No. 61 of 2024 dated 12.06.2024 valid up to 11.06.2029 has been granted by Town and Country Planning Department, Haryana in favour of Sh. Jitender, Sh. Sanjeet-Manjeet, Himani-Shilpi, Sh. Saurabh, Smt. Sushila Devi, Sh. Pawan Kumar, Smt. Urmila, M/s GBD Enterprises Pvt Ltd, M/s Aggarwal & Jain Future Developers LLP, Sh. Sandeep Singh in collaboration with Skylark Flying Real Estate Pvt. Ltd.

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

- i. 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.



- ii. GPA between Jitender, Sanjeet, Manjit, Himani Saroha, Shilpi Saroha, Surab Saroha, Sushila Devi & Skylark Flying Real Estate Pvt. Ltd is not legible. A complete and readable copy of same be submitted.
 - iii. GPA of Aggarwal & Jain Future Developers LLP, Ms Urmila and Pawan Kumar and GBD Enterprises Pvt Ltd does not have powers in favour of developer to sell and execute conveyance deeds. Further, a complete copy of GPAs showing that the same are registered be submitted.
 - iv. Page 7,9 of Collaboration Agreement between GBD Enterprises Pvt Ltd & Skylark Flying Real Estate Pvt. Ltd missing.
 - v. Page 3,7 of GBD Enterprises Pvt Ltd & Skylark Flying Real Estate Pvt. Ltd missing.
 - vi. Balance Sheets for the last 3 years have not been submitted.
 - vii. Clause No. 4.3 of the Collaboration Agreements mention that the developer and the landowner shall comply with the provisions of Sector 4 (2) (1) (d) of the RERA Act, 2016 which states that 70% amounts realised from the allottees from time to time shall be deposited in a separate account whereas clause 5 mentions about the area sharing ratio as landowner's share-90% Net revenue from sale proceeds of the developed plots and Developer's share as 10% Net Revenue from the sale of developed plots. Therefore, a joint affidavit be submitted both by the developer and the landowner licencees mentioning that the revenue from the sale of plots to be shared with the landowners can only be withdrawn from the 30% account.
3. The promoter vide reply dated 09.09.2024 has complied with the above deficiencies and 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 site measuring 0.198 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. That as per the joint affidavits dated 09.09.2024, (a) both the promoter and land owner/Licencees shall be jointly and severally liable under the provisions of RERA Act/Rules. (b) That the revenue to be shared with the landowners from the sale of plots can only be withdrawn from the 30% account.
- v. 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.
- vi. 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.
- vii. 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.
4. **Disposed of.** File be consigned to record room after issuance of registration certificate.

True copy

[Signature]

Executive Director,
HRERA, Panchkula

[Signature]

11/10/24.

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

LA (shubham)

