



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 05.02.2025.

Item No. 278.03

Consideration of the applications received by the Authority for Registration of New Projects.

(i) **Promoter:** MMDB Developers Private Ltd.

Project : "SHREE JEE VATIKA" an Affordable Residential Plotted Colony(under DDJAY-2016) to be developed over land measuring 5.256 acres situated in the revenue estate of Village Udhamgarh, Sector-29, Yamunanagar.

Temp ID : RERA-PKL-1591-2024

Present: Sh. Neeraj Puri (Authorized representative of the promoter).

1. This application is for registration of a new project "Shree Jee Vatika" an Affordable Residential Plotted Colony(under DDJAY-2016) to be developed over land measuring 5.256 acres situated in the revenue estate of Village Udhamgarh, Sector- 29, Yamunanagar. License No. 178 of 2024 dated 05.12.2024 valid upto 04.12.2029 has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the promoter vide letter dated 28.01.2025:

- i. *Approved Demarcation Plan has not been submitted.*
- ii. *Approved Zoning Plan has not been submitted.*
- iii. *Balance sheet of the company for F.Y. 23-24 has been submitted. The Promoter is required to submit balance sheets for the last three years.*



- iv. *Statement regarding Income of the Promoter and Income Tax Return of the Company for the last three years should be submitted.(Only the front page and acknowledgement)*
- v. *Schedule of payment to be sought from the allottees be submitted.*
- vi. *Draft Allotment letter has not been submitted.*
- vii. *Non default C.A Certificate be submitted in original and should mention details of License granted, Project Name etc.*
- viii. *Registration fee is deficit by Rs. 6014/-.*

3. Vide reply dated 30.01.2025, the promoter has complied with all the above mentioned observations.

4. Since, the promoter has complied with all the observations, the Authority decides to register the project subject to the following special conditions:

- I. 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 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3'' x 3'' (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- II. 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.
- III. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- IV. 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.
- V. 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.



[Handwritten signature]
11/2/25

True copy

[Handwritten signature]

Executive Director,
HRERA, Panchkula

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

LA (Kakul)