



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 05.03.2025.

Item No. 280.03

(iv) **Promoter:** M/s Movish Realtech Pvt Ltd.

Project : "Muralidhara", an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 7.218 acres situated in the revenue estate of Village Maheshwari, Sector-23, Dharuhera, Rewari.

Temp ID : RERA-PKL-1615-2025

Present: Sh. Mohit Garg, Director of the promoter company.

1. This application is for registration of new project namely "Muralidhara" an Affordable residential plotted colony (DDJAY-2016) on land measuring 7.218 acres situated in the revenue estate of Village Maheshwari, Sector-23, Dharuhera, Rewari. License No. 44 of 2023 dated 27.02.2023 valid upto 26.02.2028, has been granted by Town and Country Planning Department (after migration from license no. 98 of 2017 dated 10.11.2017 granted for an area measuring 7.218 acres for setting up of Affordable Group Housing Colony).

2. The application was examined and following observations were conveyed to the promoter on 25.02.2025;

- i. Payment plan is not enclosed with agreement to sell;
- ii. MCA website shows unsatisfied loan of Rs. 13,56,52,631/-, the promoter should clarify whether it is against the project land;
- iii. Copy of demarcation plan and zoning plan not submitted;
- iv. The promoter states in REP I Part G that litigation is pending against their other project, details of the same be provided (folder G not enclosed);



- v. CA certificate dated 31.01.25 is not in prescribed format. Further, the certificate gives no default certification for only past 12 months. The defaults of the company in the last 5 years be submitted;
- vi. Copy of agreement to sell is not as per the RERA, Act 2016;
- vii. The collaboration agreement dated 14.10.2022;
 - a. The agreement is revocable as per para 27;
 - b. The agreement/GPA is for construction of Group Housing Colony namely 'The Cubix', however the application is for registration of an Affordable residential plotted colony namely 'Murlidhara';
 - c. Clause 24 and 33 are in contradiction;
- viii. A brief note regarding the financial and professional/technical capability of the promoter to develop the project be submitted;
- ix. An affidavit stating that that promoter and land owner/licencees shall be jointly and severally liable under the provisions of RERA Act/Rules be submitted;
- x. An affidavit stating that that 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 be submitted;
- xi. Will the landowner/licencees sell their share of plots after the grant of completion certificate by the DTCP or will comply with the provisions of 4(2)(1)D by depositing 70% amount obtained from the allottees in the escrow account;
- xii. Whether Entry of license has been made in revenue record;
- xiii. The promoter should file an Affidavit stating that he has not sold any flat in license no. 98 of 2017 dated 10.11.2017 nor any plot in license no. 44 of 2023 dated 27.02.2023;
- xiv. Authorization of Mohit Garg (from all the licencees) to file application for RERA registration;
- xv. The share holding arrangement between the two licencees be submitted in the case of Affordable residential plotted colony;
- xvi. In the projects- executed by the promoter in the last 5 years (REP I Part G) it has been stated that the project of a Group Housing Colony i.e. 'Cubix' being developed on land measuring 9.40 acres which was to be completed on 31.03.2019 has still not been completed;
- xvii. REP I (Part C) does not have the date of approval layout plan.



3. Sh. Mohit Garg, Director of the promoter company, informed that reply to the observations will be submitted today.

4. The promoter in reply dated 19.02.2025 has stated that demarcation plan and zoning plan are under process in the department. Since Demarcation and zoning plan are pre-requisite for grant of RERA registration, therefore, the Authority decides to return the said application with a liberty to file afresh. The registration fee earlier deposited will be adjusted after deduction of 5% processing fee.

5. Disposed of.



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.

LA (Monika)

Monika
19/03/25