



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has granted conditional registration, Phase I of the real estate project of a group housing colony namely "JOP PALMS" being developed over land measuring 6.89 acres and comprising of 17 towers (Tower B1, B2, B3, B4, B5, B6, B7, B8, B12, B13, B14, B15, B16, B17, B18, B19, A2) consisting of 258 flats and 5 shops having an FAR measuring 30139 sq.mtrs. situated in sector 28, Rohtak vide

Registration No. HRERA-PKL-ROH-226-2021

Dated: 08.02.2021

2. The promoter of the project is JOP International Ltd., 45/77, PUNJABI BAGH NEW DELHI 110026. The promoter is a Public Company limited by shares registered with Registrar of Companies, Delhi with CIN: U51909DL1999PLC100149 having PAN No. AAACJ9006E.

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3. The information submitted by the promoter about the project may be viewed in the PDF uploaded alongwith this certificate on the web portal of the Authority www.haryanarera.gov.in .

4. This conditional Registration is being granted to facilitate the receipt of the loan amount of Rs. 15 crores to be invested in first phase of the project for completion of 258 apartments subject to the following conditions that the promoter shall:

i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.

ii) strictly abide by the declaration made in form REP-II

iii) apart from the price of the flat, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.

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- iv) create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to flats sold/booked and expenditure made in the project.
- v) submit a copy of the brochure and each advertisement(s) to the Authority immediately after publication.
- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.
- vii) submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of flats.

5. Special conditions:

- i) The promoters shall open a dedicated RERA account in which all existing available funds in respect of the project will be credited. If the loan of Rs. 15 crores is sanctioned, that also will be deposited in the dedicated RERA Account.

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- ii) Another dedicated RERA Account will be opened by the promoters in which all of the money received henceforth from the allottees shall be credited. The entire money so received from the allottees shall be transferred to the Town and Country Planning Department for discharging overdue EDC liability. It has been submitted by the promoters that against 25 crore EDC to be paid, approximately 30 crores are receivable from the allottees of the project. The promoters have committed before the Authority that out of the receivable amount from the allottees, overdue EDC will be paid.
- iii) A monthly schedule of completion of the project shall be presented to the Authority assuming the date of sanction of loan as the zero date.
- iv) The said schedule of completion of the first phase comprised of 218 apartments of the project shall be communicated to the 218 existing allottees for their information.
- v) The Authority realizes that this conditional registration is being granted in the interest of the allottees and after being fully aware of the fact that the license of the project has not yet been renewed. In this regard, the Authority observes that after creation of third-party interest, the renewal of license remains



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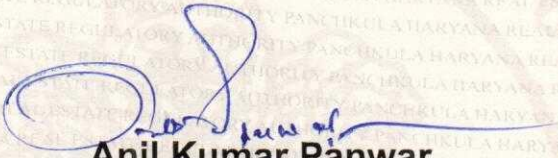
a relationship between the promoters and the concerned Department. Non-renewal of the license for whatsoever reasons should not & cannot adversely affect the rights of the allottees who have invested their hard-earned money on the basis of license granted by the State Government and the plans etc. approved by them. The Town and Country Planning Department may recover their dues from the promoters in an appropriate manner which should not adversely affect the rights of the allottees. In fact, the Authority by way of this order, is facilitating recovery of over dues of EDCs of the State Government due to which license has not been renewed.

- vi) The Authority hereby recommends to the lending institution that it has not gone into the details of the project report, due diligence may be carried out by the lending institution at their own level while considering the application of the promoters for sanction of loan. Further, this Authority should be kept informed when loan is sanctioned so as to ensure that the entire loan money is credited into the dedicated RERA Bank Account for spending on completion of first phase of the project.

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- vii) After registration is granted, a suo motu case shall be instituted in respect of the project by the Authority and monthly progress of the project shall be reviewed by the Authority assuming the date of sanction of loan as the zero date till the completion of the project. The Authority will appoint an expert agency on behalf of the Authority which will submit the site report after every two months.
- viii) For availing of the loan, only unallotted apartments of the project may be hypothecated as collateral security to the banks and the financial institutions. The apartments already allotted to the allottees or the land on which the common services are to be installed shall not be offered as collateral security.


Dilbag Singh Sihag
Member


Anil Kumar Panwar
Member


Rajan Gupta
Chairman