



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, hrerapl-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 07.02.2024.

Item No. 241.06

Additional registration of the project.

Promoter: M/s Elite Buildprop Pvt. Ltd.

Project: "Westend City" a Residential Plotted Colony on land measuring 12.087 acres situated at Sector 11-11A, Fatehabad, Haryana.

Reg. No.: HRERA-PKL-FTB-372-2022 dated 04.11.2022 valid upto 01.04.2027.

Temp ID: 1082 of 2022.

1. M/s Elite Buildprop Pvt. Ltd. vide letter dated 19.07.2023 is seeking additional registration of the project named 'Westend City' situated at Sector 11-11A, Fatehabad, Haryana for additional area of measuring 12.087 acres.
2. It has been submitted that promoter applied for registration of project named 'Westend City' for an area measuring 34.794 acres, but due to some reasons and deficiencies in collaboration agreement of other land owners, registration bearing no. HRERA-PKL-FTB-372-2022 was granted on 04.11.2022 for 22.706 acres only which is valid upto 01.04.2027.
3. Promoter has submitted that now the land owner Chander Bhan S/o Basu Ram, owner of an area measuring 5.175 acres has executed an addendum to collaboration agreement dated 12.07.2022 giving powers to the promoter to market, develop and sell the colony and execute conveyance deeds subject to the condition that 162 sq yards of commercial area has to be allotted to Sh. Chander Bhan. As per G.P.A dated 11.07.2022, executed with Sh. Chander Bhan, the promoter will allot Plot No. 100 to 107,75 to 82,31 to 35,12A and 217 (total measuring 6400 sq yards) to the land owner.



4. Promoter is having share of 2.0875 acres in 6.91275 acres land and land owners of remaining 4.82525 acres land have applied for grant of permission to transfer the part area of 4.82525 acres said licence no. 125 of 2008 in favour of the promoter. Vide letter dated 30.06.2023, DTCP has granted in principle approval to above said request.
5. Promoter has requested that an additional registration for further additional area measuring 12.08775 acres be granted to him and registration fee for total licensed area 34.794 acres has already been deposited with original application for registration of the project.
6. The matter was placed before the Authority on 26.07.2023 wherein Authority decided as under:
- “i. DG,TCP has granted in principle approval for 4.825 acres on 30.06.2023. Promoter be asked to submit final approval.*
- ii. No documents have been submitted to show that 2.0875 acres belong to promoter.*
- iii. Area of 5.175 acres is not indicated on the layout plan.*
- iv. After submission of above information, case will be considered.*
- v. Adjourned to 18.09.2023.”*
7. The matter was last placed before the Authority in its meeting held on 19.09.2023, the Authority again adjourned the matter to 20.11.23 as no reply was been filed by the promoter till that date .
8. A letter dated 19.10.23 was received on the behalf of the promoter in which he has requested to issue an additional registration certificate for additional area measuring 12.08775(5.175+4.82525+2.0875) acres. The promoter has attached copy of in-principal approval of the transfer of the part area of license (4.825acres).
9. It has been submitted that in compliance of in principle permission of transfer of area 4.82525 acre of license area, the land owners executed the sale deed in favour of promoter company and the same is mutated in the revenue record (copy of the jamabandi with mutation attached).
10. It is pertinent to mention that the Authority has asked the promoter in the last meeting, to submit the final approval for 4.825 acres, the promoter has only filed the in principle approval as of now. The promoter has not submitted any document to show that 2.0875 acres belong to the promoter. The promoter has indicated an additional applied area of registration in the lay out plan.



11. The Authority in its meeting held on 30.10.2023 vide item no.231.38 decided that "the promoter should submit the final approval for transfer of part area of license(4.825 acres). In addition, promoter should also submit documentary proof to show that 2.0875 acres land belongs to promoter. After receipt of above information, their request will be considered"
12. No reply has been filed by the promoter till date. The matter was listed for hearing on 08.01.2024 but could not be listed on that date.
13. Authority observes that promoter has not complied with the orders of Authority dated 26.07.2023. After consideration, Authority decided as under:-
- Promoter be issued show cause notice under Section-63 of RERA Act, 2016 for non-compliance of orders of Authority as to why penalty may not be imposed.
 - Additional area be marked on the layout plan.
 - A joint undertaking by Promoter and Sh. Chander Bhan be submitted to the effect that 70% amount received from allottees will be deposited in RERA designated account.
 - Conditions of registration certificate be fulfilled.
14. Adjourned to 03.04.2024.



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 karkul