



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 03.04.2024.

Item No. 248.18

Additional registration of area measuring 12.087 acres.

Promoter: M/s Elite Buildprop Pvt. Ltd.

Project: "Westend City" to be developed on land measuring 22.706 acres (out of total area of 34.794 Acres) in Sector-11-11A, Fatehabad.

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

Temp ID: 1082 of 2022.

Present: Mr. Arun Kumar, Authorized representative.

1. M/s Elite Buildprop Pvt. Ltd. vide letter dated 19.07.2023 applied for additional registration of the project namely; 'Westend City' situated at Sector 11-11A, Fatehabad, Haryana for additional area measuring 12.087 acres.
2. It has been submitted that promoter applied for registration of project namely; '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 vide letter dated 19.10.2023 informed that Sh. 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, sell 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 along with 162 sq.yds. ground coverage of commercial area.

It is pertinent to mention that addendum to the collaboration agreement at point 29a. states that that the collaboration agreement is irrevocable and it could not be changed/amended without obtaining prior permission of the DTCP. However, it makes the agreement revocable if permission is granted by DTCP.

4. License No.125 of 2008 dated 14.06.2008 was granted in favour of Sh. Inder Sen, Smt Kiran Bala, Smt. Geeta Devi, Sh. Chander Bhan, Sh. Kishan Chand, Sh. Varun Kumar, Smt. Madhu, Sh. Gaurav, Sh.Vipul, Smt. Manu and Smt. Sushma Rani C/o Elite Buildprop Pvt Ltd for setting up of Residential Plotted Colony over an area measuring 34.794 acres in Sector-11 & 11 A, Fatehabad.

DTCP vide its order dated 07.10.2022 has already transferred land area measuring 24.739 acres from Individual land owners to the Developer Company.

5. Vide letter dated 13.02.2024, the promoter submitted the following :

i. *An order dated 09.02.2024 by Director, Town & Country Planning, Haryana which states that a request was submitted on 23.05.2023 to grant permission for transfer of 4.825 acres land in favour of Elite Buildprop Pvt. Ltd.*

In pursuance of in principle approval dated 30.06.2023, the licensee/new entity submitted requisite documents which were examined and it was observed that the License No.125 of 2008 dated 14.06.2008 having part area of 4.825 acres is hereby transferred in the name of Elite Buildprop Pvt. Ltd.

ii. *Revised Land Schedule of an area 34.794 acres of License No. 125 of 2008 dated 14.06.2008 .*

6. Promoter has requested that an additional registration for further additional area measuring 12.08775 acres be granted to them and registration fee for total licensed area 34.794 acres has already been deposited with original application for registration of the project . The promoter has paid Rs.8,38,500/- as registration fee for 34.794 acres at the time of registration. The registration fee amounts to Rs.8,37,524.120/-. Thus, the registration fee deposited is in order.

7. Vide its item no.241.06 on 07.02.2024, the Authority decided that :



- i. The Promoter has not complied with the orders of Authority dated 26.07.2023. Promoter be issued show cause notice under Section-63 of the RERA Act, 2016 for non-compliance of orders of Authority as to why penalty may not be imposed. A suo-motu Complaint No. 336 of 2024 has been generated against the promoter for non-compliance of orders of the Authority which is listed for hearing on 03.04.2024 and the Suo-Motu notice dated 01.03.2024 has been sent to the Promoter.
 - ii. Additional area be marked on the layout plan. Additional area applied for registration indicated on the Layout Plan.
 - iii. 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. (No such undertaking has been submitted by the Promoter as of now)
 - iv. Conditions of Registration Certificate be fulfilled.
8. After consideration, Authority decided that promoter should submit an undertaking to the effect that no layout plan has been changed. Reply submitted by promoter be examined by Project Section and put up before Authority.
9. Adjourned to 24.04.2024.



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22/4/24.

True copy

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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)