



**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 01.05.2024.**

**Item No. 254.19**

**Submission of addendum to the Collaboration Agreement in project.**

**Promoter: Kairav Infrastructure Private Limited.**

**Project: "Mapsko Gardenia" - an Affordable Residential Plotted Colony (under DDJAY, 2016) measuring 12.256 acres situated in the revenue estate of Village Bandepur, Sector 26A, Sonipat.**

**Reg. No.: HRERA-PKL-SNP-522-2023 dated 01.12.2023 valid upto 20.08.2028.**

1. That 65 plots falling under the licenced land owned by Sanju and Vikas Kaushik (having an area of 31K 15M) shall be freezed till the time a fresh addendum to the collaboration agreement is submitted by the promoter and all the powers to advertise, market, sell and execute conveyance deed are conferred on the promoter

2. Now, vide letter dated 23.04.2024, the promoter has informed that while granting registration of the project, the Authority had imposed a special condition (iv) in the certificate wherein it was decided to freeze the land measuring 31 K 15 M belonging to two land owners namely; Sh. Vikas S/o Shyam Lal and Sh. Sanju S/o Shyam Lal as one of the land owner namely; Sh. Sanju was out of country at that time. The said land measuring 31K 15M comprised of 65 plots were freezed and were not to be sold, booked or advertised till the time an Addendum to the Collaboration Agreement is submitted to the Authority. Now, in compliance of the Special Condition (iv) imposed in the registration certificate they have submitted an Addendum to the Collaboration Agreement dated 24.04.2024 executed by Sh. Sanju Kaushik. Another addendum to Collaboration Agreement executed by Sh. Vikas was already submitted to the Authority at the time of registration of project, however, they have again submitted a copy of the same. Therefore, the promoter has requested to de-freeze the



land measuring 31K 15M belonging to Sh. Vikas and Sh. Sanju Kaushik and grant them permission to sell/market/advertise and execution of conveyance deeds of 65 plots which were frozen at the time of registration.

3. That Sh. Sanju who is presently residing in Canada has authorised his brother Sh. Vikas Kaushik through GPA bearing seal of Ministry of Public and Business Service Delivery, Canada for all acts, deeds and signing all documents on his behalf. Therefore, addendum to collaboration agreement between Sanju, through GPA Holder Mr Vikas Kaushik and M/s Kairav Infrastructure Pvt. Ltd. has been submitted.

4. After consideration, Authority decided that 65 plots on land measuring 31K 15M are defrozen as addendum to collaboration agreement between Sanju through GPA holder Mr. Vikas Kaushik and M/s Kairav Infrastructure Private Limited has been submitted.

5. Addendum be issued.



True copy

Executive Director,  
HRERA, Panchkula

28/5/24.

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

LA (Shubham)