



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 09.10.2024.

Item No. 266.40

Request for Change of Developer of Project "Mrishi Marcndey India Ltd" to "Sun and Sand Realinfra Private Limited".

Promoter: Mrishi Marcndey India Ltd (formerly known as Samsung Overseas Ltd.).

Project: "Mrishi Marcndey Enclave", a Residential Plotted Colony on area measuring 43.129 acres falling in the revenue estate of village Rattangarh and Jhambra, Sector-5 & 6, Shahbad, Kurukshetra, Haryana.

Reg. No.: HRERA-PKL-KRK-337-2022 dated 22.08.2022 valid upto 30.06.2027.

Present: Mr. Manoj Kapoor, Ms. Sangeeta Gupta and Mr. Satwinder Bains, Director of Company.

1. The promoter vide letter dated 24.06.2023 had requested the Authority to change the Developer in the Registration Certificate No. HRERA-PKL-KRK-337-2022 dated 22.08.2022 in the name of M/s Sun and Sand Real Infra Private Limited from M/s Samsung Overseas Limited (now known as Mrishi Marcndey India Limited). The request was examined and vide letter dated 10.07.2024, the promoter was directed to mark 2.908 acres which is still in the ownership of M/s Samsung Overseas Limited and 2.18 acres transferred to the Government on the last approved layout plan.

2. Thereafter, vide letter dated 12.07.2024, the promoter had submitted the summary of the area:

Licensed area-43.12 acres

Handed over to Govt. of Haryana 2.18 acres

Plots conveyed to allottees-2.90 acres

Net area of land transferred to Sun & Sand Real Infra Pvt Ltd-38.040 acres.

The promoter had also marked the areas on the layout plan.



3. The above was heard by the Authority in its meeting held on 24.07.2024 wherein the Authority had decided that consent of all allottees of M/s Samsung Overseas Ltd. be submitted. Authority observed that the matter requires detail deliberation with the representatives of Town & Country Planning Department. Office was directed to fix a meeting with representative of Town & Country Planning Department in next 10-15 days.
4. In view of the above, vide letter dated 09.09.2024, DTCP, Haryana was requested to depute a senior officer well versed with the facts of the case to this office. Sh. Raman, ATP had attended the office on 10.09.2024 and briefed the matter to Hon'ble member Nadim Akhtar and Ld. CTP.
5. Further, the promoter vide replies dated 19.09.2024 and 24.09.2024 has submitted the consent from 48 allottees in which they have consented that they have no objection for change of developer from Mrishi Marcndey India Limited to Sun and Sand Realinfra Pvt. Ltd.
6. The promoter vide another letter dated 19.09.2024 has submitted the 'Form REP - I Part A' duly filled in the name of new developer along with the details of Directors enclosing the supportive documents for perusal, record and being uploaded at the back end. He further submitted that there is no change in the earlier submitted REP-I Part A to H at the time of grant of Registration Certificate by the Hon'ble Authority.
7. The details of change of signatory in the Escrow Account in REP-I Part D shall be furnished once the Hon'ble Authority accords the permission for Change of Developer as the same is required by the Punjab National Bank Branch, Panipat prior to amending the account name and operation signatories. Therefore, they requested for approving the Change of Developer of this project.
8. License no 87 of 2022 dated 06-07-2022 was granted to Mrishi Marcndey for an area measuring 43.129 acres. Transfer of licence under Rule 17 for an area measuring 38.04 acres was granted by DTCP on 13.06.2024 to Sun and Sand Realinfra (Pvt) Ltd. Part land measuring 2.90 acres has been conveyed in favour of 48 allottees by Mrishi Marcndey. 2.18 acres has been transferred to the Government free of cost.
9. Mr. Manoj Kapoor, AR submitted that consent letter from 48 allottees to the effect that they do not have any objections for change of developer from Mrishi Marcndey India



Limited to Sun and Sand Realinfra Pvt. Ltd. has been submitted on 19.09.2024 and 24.09.2024.

10. After consideration, Authority decided that both Mrishi Marcndey and Sun and Sand Realinfra should submit a joint affidavit that Sun and Sand shall be responsible for the provision and maintenance of infrastructural services in the entire area till such services are handed over to the Municipal body/Govt. M/s Sun and Sand Real Infra Pvt. Ltd. should also submit complete REP-I(A-H) proforma duly signed by its authorized signatory.

11. Adjourned to 16.10.2024.



True copy

Executive Director,
HRERA, Panchkula

16/11/24

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

LA (Tushar)