



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

Special Secretary to Govt. Haryana, Town and Country Planning Department
Haryana, Chandigarh vide Memo no.1/144/2022-ITCP/12754-55 dated
25.04.2024 has sent guidelines to be followed while issuing recovery certificates
in Execution cases (Copy enclosed herewith). All the decree holders or their
counsel are requested to abide by said recommendations.

Sarita Gupta
(DR. SARITA GUPTA)
ADJUDICATING OFFICER
29.04.2024

From

Additional Chief Secretary,
Town & Country Planning, Haryana,
Chandigarh.

Hon'ble Asst. Officer
HARERA, Del

To

1. Chairman,
Haryana Real Estate Regulatory Authority, Gurugram
PWD Rest House, Civil Lines,
Gurugram
2. Chairman,
Haryana Real Estate Regulatory Authority, Panchkula
New Mini Secretariat, 2 and 3rd Floor, Sector 1,
Panchkula

Memo No. 1/144/2022-ITCP 12754-55

Dated: 25/04/24

Subject: CWP No. 56 of 2024 titled as Plaza Fincap Pvt. Ltd. Vs. District Commission-cum-Collector, Gurugram & Others and in compliance of judgment dated 17.08.2022 passed by DB of Hon'ble Punjab and Haryana High Court in CWP No. 7738 of 2022 titled as M/s International Land Developers Pvt. Ltd. Vs Aditi Chauhan & others and connected Civil Writ Petitions.

This case was listed for hearing today i.e. 24.04.2024. Additional Chief Secretary, Town & Country Planning, Haryana, Haryana Chandigarh has filed an affidavit in the Hon'ble Punjab & Haryana High Court. The relevant para is as under:-

That it is respectfully submitted that in the meantime, so as to ensure speedy recovery of recovery certificates being issued, the following recommendation are being made to respective RERA authorities to be followed incorporate following details while issuing recovery certificate:

- (i) *To specify the complete details of the developer, promoters and their directors in the recovery certificate.*
- (ii) *To specify the details not only of the "developer/ promoter" in whose name registration is given, but also the name of the landowners in whose name "licence" has been granted by the Department of Town and Country Planning as they are also covered within the definition of promoter as given in section 2 (zk) of Real Estate (Regulation and Development) Act, 2016 as per which all of them are jointly and severally liable.*
- (iii) *To supply details of unsold inventory in the project so that same can be attached for effecting the recovery.*
- (iv) *To supply the details of other projects of the defaulting company and also the details of the land other than the project for which recovery certificate is issued.*
- (v) *To further supply the details of Bank accounts as maintained mandatorily by the developer/ promoter.*

It is requested to incorporate the above suggestions while issuing recovery certificate.

(AMIT KHATRI, IAS)
Special Secretary to Govt. Haryana,
Town & Country Planning Department