



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

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**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 29.06.2020.**

**Item No. 99.15**

(v) **Promoter : M/s Ansal Properties & Infrastructure Ltd.**

**Project : "Sushant City" a Plotted Colony on land measuring 3.4187 acres additional pocket forming part of a larger colony measuring 310.078 acres being developed at Sector-61, 62, 63, Sonapat.**

**Temp ID: RERA-PKL-847-2020**

1. This application pertains to the registration of an additional pocket of 3.4187 acres forming part of a larger plotted colony admeasuring 310.078 acres. For developing this pocket measuring 3.4187 acres, license no. 10 of 2020 dated 18.03.2020 has been granted by the Town and Country Planning Department and a consolidated lay out plan of 313.49 acres has been approved. The Authority had already dealt with 310.078 acres in suo motu complaint nos. 1207/2018, 1157/2018 and 1162/2018 vide orders dated 4.07.2018.


2. In the proceedings of the said complaints, the Authority was apprised that 181.364 acres out of the total 310.078 acres was granted completion certificate in December 2013. 46.824 acres has been got registered with RERA and an application for 42.006 acres is pending. All this leaves behind an area measuring 40 acres, for which the promoter had applied for part completion on 28.07.2017.

3. The present application has been examined and the following deficiencies have been observed:



- i. License No. 10 of 2020 dated 18.03.2020 was granted by Town and Country Planning Department in favour of six individuals and two companies. The applicant-promoter has enclosed collaboration agreements and General Power of Attorneys executed with the licensees for developing the said pocket. However, the agreement/GPAs executed between Ansal Properties and Infrastructure Ltd. and Bal Kishan Properties Pvt. Ltd. has no clear provisions conferring requisite rights upon the promoter to sell, advertise and to execute conveyance deeds in favour of the prospective buyers. Further, the GPA executed by the licensees Bhawana Anand, Prem Lata and Manju which confers requisite rights to sell, market and execute conveyance deeds is revocable.
- The collaboration agreements/ GPAs are required to be registered and irrevocable giving complete powers to advertise/market and execute sale deeds.
- ii. Shares of the plotted area which is to be earmarked/ allotted for the licensees-owners has not been marked on the plan and no joint undertaking has been submitted.
- iii. The area measuring 3.4187 acres proposed to be registered is not shown on the layout plan.
- iv. The applicant – promoter has not furnished requisite information regarding the projects launched by them in the last 5 years which is a part of REP – 1 in online A to H proforma.
4. The promoter is directed to remove the above deficiencies and submit requisite documents before the next date of hearing.
5. Adjourned to 10.08.2020.

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.



 6/7/20

 7/7/2020

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