



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 06.07.2020.

Item No. 100.14

(vi) Promoter : MV Buildcon Pvt. Ltd.

Project: "Precore City 2" – Affordable Plotted Colony (DDJAY), on land measuring 7.1875 acres situated in Sector-10, Ferozepur, Jhirka.

Temp ID: RERA-PKL-853-2020

On examination of this application for registration, it has come to the notice of the Authority that the license for development of this plotted colony was granted in favour of Sh. Baldev Prakash and Sh. Vikas in collaboration with Sh. Vijay Kumar. Hence, the promoter who has been recognized by the Town and Country Planning Department is Sh. Vijay Kumar. Though, sh. Vijay Kumar is one of the directors of M.V Buildcon Pvt. Ltd. i.e. the applicant company but the applicant company has neither been recognized by the Town and Country Planning Department as the developer/promoter of the project nor the company has been conferred the rights to sell, develop and execute conveyance deeds by the owner-licensees by entering into any collaboration agreement or by executing any power of Attorney.

The Authority prima-facie observes that the applicant has no legal authority to develop this project nor has it been recognized by the Town and Country Department as a developer. Therefore, the promoter shall prove his legal authority of deriving the requisite rights to develop, advertise and to sell the project on the basis of written documents.



2. Apart from the above, the application is also deficient on the following grounds:

- i) Land utilization table shows the breakup of only 5.2007 acres however, the total project area is 7.1875 acres.
- ii) FAR of the commercial area is not clear from the plans due to which registration fee cannot be calculated. Deficit fee, if any, shall be conveyed subsequently;
- iii) Name of the agencies who will provide sewage disposal and storm water drainage services has not been filled in the form A to H.
- iv) The promoter has submitted in REP-II that the project is almost complete but no details as to the percentage of completion has been given. Moreover, start date of the project given in REP-I is 30th June 2020.
- v) Quarterly expenditure to be incurred has not been furnished.

Adjourned to 27.07.2020.

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.


13/7/20
LA (Venu)