



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

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Subject: Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 08.06.2020.

Item No. 96.14

Consideration of the applications received by the Authority for Registration of New Projects.

(i) **Promoter :** Purander Buildcon Pvt. Ltd.

Project : "Suncity Yamunanagar" – Affordable Plotted Colony under DDJAY on land measuring 10.50 acres situated in Village Rasoi, Sector-20, Yamuna Nagar.

Present: Sh. Amit Kumar, GM of the promoter company.

1. The application for registration of an affordable residential plotted colony under DDJAY on land measuring 10.50 Acres namely "Suncity Yamunanagar" situated in Sector-20, Yamunanagar first came up for consideration of the Authority on 11.05.2020 when the Authority had observed as under:

- i. *That the promoter i.e. M/s Purandar Buildcon Pvt. Ltd. owns 63K 10M of land and the other licensee M/s Ajitesh Buildcon Pvt. Ltd. owns 20K 10M of land.*
- ii. *A joint development agreement dated 21st Nov'2019 has been executed between both the parties wherein it has been laid that each party shall develop market, advertise and sell the plots falling in their respective shares. Cost of development shall be borne pro-rata Further, as per the joint development agreement, both the parties will execute conveyance deed/ sale deed of their respective shares.*



Accordingly, the promoter shall either apply for registration of his share of the licenced land or M/s Ajitesh Buildcon Pvt. Ltd. shall execute a registered SPA in favour of the promoter conferring powers to market, sell, conveyance all the plots in the favour of the allottees.

2. Today, Sh. Amit Kumar appeared before the Authority and stated that they have already applied for grant of completion to the Director, Town & Country Planning, Haryana vide letter dated 06.01.2020. He also submitted a copy of the site inspection report received from the Senior Town Planner, Panchkula and Chief Engineer, HSVP stating that all the services have been laid at site. He further stated that the agreements with the allottees will be executed jointly by both the licensee companies. He also submitted a layout plan showing the plots falling in the share of both the licensee companies.

3. In view of the above, the promoter could opt for the following:

- i. Either the application for registration of the project could be filed jointly by both the licensees because License No. 53 of 2019 has been granted jointly to M/s Ajitesh Buildcon Pvt. Ltd. (20K 10M) and M/s Purandar Buildcon Pvt. Ltd. (63K 10M) as Change in beneficial interest i.e. Joint Development & Marketing rights have been granted to M/s Ajitesh Buildcon Pvt. Ltd. by DTCP in respect of his licensed land measuring 2.5625 Acres in view of the joint development agreement dated 21.11.2019 mentioning that each licensee company could develop, market, advertise and sell the plots falling in their shares;
- ii. The promoter may apply for registration of his share of licensed land;
- iii. M/s Ajitesh Buildcon Pvt. Ltd. may execute a registered SPA in favour of M/s Purandar Buildcon Pvt. Ltd. conferring powers to market, sell, conveyance all the plots forming part of his jurisdiction;




4. The applicant may choose one of the options as any of the mode convenient to them. On the next date, a representative of the applicant company should be present to discuss the matter with the Authority.

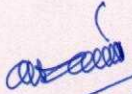
5. Adjourned to 15.06.2020



True copy


Executive Director,
HRERA, Panchkula

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


15/6/20

LA (Tarun)