



**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 17.08.2020.**

**Item No. 105.13**

**(xiv) 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, Distt. Mewat.**

**Temp ID: RERA-PKL-863-2020**

**Present: Sh. Vijay Kumar, Director of the company.**

1. This application has been filed in compliance of the orders dated 27.07.2020 in respect of temp id – 853/2020 which has been disposed off vide a separate order.

2. When the earlier application with temp id – 853/2020 was considered on 27.07.2020, it was observed that the license to develop this colony was granted to Sh. Baldev Prakash and Sh. Vikas Kumar in collaboration with Vijay Kumar and the applicant company M.V Buildcon Pvt. Ltd. has neither been granted rights by the licensee nor has been recognized as promoter by DTCP. Therefore, the applicant promoter was directed to prove his legal authority of deriving the rights to develop, sell and execute conveyance deeds in favour of the buyers.

3. Today, Sh. Vijay Kumar appeared before the Authority and submitted that a new application with temp id 863/2020 has been filed for registration of 72 residential plots and 50% of the commercial pocket of 1043.21 sq. mtrs i.e. 521.605 sq. mtrs. (falling in his share) as director





of M.V Buildtech Pvt. Ltd. Further, he stated that since the project is complete and a completion certificate obtained on 22.07.2020 he intends to sell his share of plots only.

4. Along-with the new online application, the promoter has submitted:

- i. A copy of the registered Power of Attorney dated 5.08.2020 executed by Sh. Vijay Kumar in favour of M.V Buildcon Pvt. Ltd. wherein it has been mentioned that there are 144 residential plots and one commercial site measuring 1043.21 sq. mtrs. 72 residential plots fall to the share of the licensee/landowners Shri Baldev Prakash and Shri vikas Kumar and 72 residential plots to the share of Shri Vijay Kumar, the promoter and the as regards the remaining one commercial plot, 50 % is jointly owned by the licensees Shri Baldev Prakash and Shri Vikas Kumar and similarly remaining 50 % is owned by Sh. Vijay Kumar. Further, Sh. Vijay Kumar has appointed M.V. Buildcon Pvt. Ltd. as his Power of Attorney holder in respect of the 72 residential plots of his share and 50% of the commercial plot and conferred upon the company requisite rights to advertise, sell and execute conveyance deeds in favour of prospective allottees.
  - ii. As regards the Plot allotment agreement dated 09.07.2018 already executed between the owner/licensees and Sh. Vijay Kumar, it has been clearly mentioned that Vijay Kumar has executed a Memorandum of Understanding dated 25.05.2018 in favour of M.V Buildcon Pvt. Ltd. for the development of the plotted colony and for marketing/selling his share.
5. Further, the share of plots owned by owner-licensees and Sh. Vijay Kumar are also a part of the agreement dated 9.07.2018 which are as under:-





VIJAY KUMAR SALEABLE AREA			
BLOCK	PLOT NOS.	NO. OF PLOTS	AREA (Sq.Mtrs)
A	1	1	107.7
A	2 to 5, 11 to 5	9	90
A	25, 28, 29, 32, 33, 36, 37, 40, 41, 44, 45, 48, 49, 52, 53, 56, 57, 59	18	90
C	94, 95, 98, 99, 102, 103, 106, 107	8	143.91
A	21	1	80.25
A	23	1	90
B	71	1	86.8
B	61 to 65, 82 to 91	15	87.5
D	116	1	101.02
D	113 to 115	3	82.5
E	121 to 123	3	129.67
F <sub>6</sub>	127 to 129, 139 to 141	6	140
F	135	1	134
G	131, 132	2	120

6. Considering the aforesaid submissions, the Authority decides to register 72 residential plots out of the total of 144 and 50% of the commercial plot of 1043.21 sq. mtrs i.e. 521.605 sq.mtrs. falling in the share of Sh. Vijay Kumar to be sold by M.V. Buildcon Pvt. Ltd. Learned CTP shall issue registration certificate accordingly. The details mentioned in this order and numbers of the specific plots shall also form part of the registration certificate.

True copy

*dmw*  
Executive Director,  
HBERA, Panchkula

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



*Included  
orders  
received.*

*authored  
31/8/20.  
LA(Neha)*





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**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its 106<sup>th</sup> meeting (adjourned) held on 25.08.2020.**

**Item No. 106.01**

**Confirmation of Minutes of 105<sup>th</sup> Meeting of the Authority held on 17.08.2020.**

The Authority confirmed the minutes of 105<sup>th</sup> meeting of the Authority held on 17.08.2020, as circulated with the Agenda Notes, subject to the modification that para 5 of the minutes of Item No. 105.13 (xiv) - MV Buildcon Pvt. Ltd. – Project “Precore City 2” (Temp ID – RERA-PKL-863-2020) may be read as under:

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5. Further, the share of plots owned by owner-licensees and Sh. Vijay Kumar are also a part of the agreement dated 9.07.2018 which are as under:-

Share of Sh. Vijay Kumar – Residential Plot – 72 nos. Commercial Area – 521.605 sq. mtr			
Block	Plot Nos.	No. of plots	Area (Sq.Mtrs)
A	1	1	107.7
A	2 to 5, 11 to 5	9	90
A	25, 28, 29, 32, 33, 36, 37, 40, 41, 44, 45, 48, 49, 52, 53, 56, 57, 59	18	90
C	94, 95, 98, 99, 102, 103, 106,	8	143.91





	107		
A	21	1	80.25
A	23	1	90
B	71	1	86.8
B	61 to 65, 82 to 91	15	87.5
D	116	1	101.02
D	113 to 115	3	82.5
E	121 to 123	3	129.67
F	127 to 129, 139 to 141	6	140
F	135	1	134
G	131, 132	2	120
H	142, 144	2	126
	Total	72	

True copy



*dm*  
Executive Director,  
HRERA, Panchkula

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

*Included  
orders  
verified*

*31/8/20*

*LA(Neha)*