



**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 14.09.2020.**

**Item No. 108.12**

**(viii) Promoter : Joneja Infraprojects Pvt. Ltd.**

**Project : "Joneja Residency" – Affordable Plotted Housing Colony on land measuring 5.168 acres situated in Sector-6, Palwal.**

**Temp ID: RERA-PKL-721-2019**

The Authority has examined the facts of the matter in detail. The License No. 102 of 2019 was granted by the Town and Country Planning Department to the land owner Shri Gurnam Singh Joneja and Shri Ajay Joneja in collaboration with Joneja Infraprojects Pvt. Ltd. This application for registration has been filed by the Collaborating Company M/s Joneja Infraprojects Pvt. Ltd.

2. On the last date of hearing the applicant/promoter was asked to submit a copy of the registered Collaboration Agreement executed with the two collaborators. The promoter, however, has submitted a document titled "Lease Agreement". Certain rights have been conferred upon the applicant company for development of the project under the said "Lease Agreement" but clear rights to sell the developed land and to execute conveyance deeds in favour of the allottees has not been conferred upon the applicant/promoter. Since the money from the allottees will be collected by the applicant/promoter, all powers must be conferred upon him by the landowner to develop the project and to execute the conveyance deed in favour of the allottees.



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3. The said Lease Agreement could create confusion in future and jeopardize the rights of the future allottees.

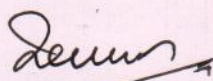
4. Several opportunities have been granted to the applicant-promoter to clarify the above position, however, the same has not been done. A registered Power of Attorney however has been submitted by the promoter in which also the power to develop the land and to execute the conveyance deed has not been conferred upon the applicant/promoter.

5. In the above circumstances, this project cannot be registered. Accordingly, this application for registration of the project is liable to be rejected. The Authority decides to issue a Show Cause Notice to the applicant/promoter as to why this application be not rejected for not providing relevant documents for registration.

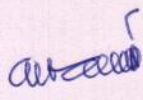
6. Adjourned to 02.11.2020.

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.

 22/9/20

LA (Tarun)