



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 24.08.2020.

Item No. 106.09

(v) **Promoter : Parsvnath Developers Ltd.**

Project : "Parsvnath City Rohtak" – Plotted Colony on land measuring 118.188 acres situated in Sector-33A, Rohtak.

Temp ID: RERA-PKL-83-2018

Present Sh. Bharat Bhushan, representative of the applicant-promoter

1. This application for registration of the project is pending since March, 2018. The Authority has passed detailed orders from time to time in the above matter which shall be read as part of this order.

2. In this case, the principal concern of the Authority was to hand over the possession to over 700 allottees who had paid almost 80-90% of the consideration amount and were still awaiting possession of their booked plots.

3. The reasons behind such delay were related to the revision in the layout plan, non-payment of EDC dues and non-renewal of license by the Town and Country Planning Department. The Authority, in its orders dated 18.03.2019, had observed that the matter pertaining to the recovery of EDC and other dues and the renewal of license are issues to be resolved between the Department and the Developer. In a situation, where third party rights have been created, the colony substantially



belongs to the allottees. For resolving the issues of EDC and other dues etc, the allottees cannot be made to wait endlessly.

4. In furtherance, the Authority had repeatedly intervened and in the hearing held on 02.03.2020, it was informed by the representatives of the applicant company that the Town and Country Planning Department had approved the revised demarcation and zoning plans of the colony vide their letter dated 28.02.2020. Further, Sh. Bharat Bhushan assured that possession to all the existing allottees shall be offered within two months. Subsequently, the matter could not be heard due to COVID 19 situation.

5. Today, Sh. Bharat Bhushan apprised the Authority that possession letters have been issued to all the existing allottees in June 2020 and twenty allottees have already taken possession and the remaining allottees are fulfilling the conditions of allotment.

6. The Authority, considering that the promoter has already offered possession, proposes to register the project.

7. As regards, payment of overdue EDC, the Department may recover the same from the promoters of the project and consider renewal of the license in view of the third-party rights being already created in favour of the allottees of the project.

8. The Authority also decided that before registration of the project, objection/ views, if any, of the department may be sought.

Adjourned to 05.10.2020.

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.

LA
31/8/20

LA (Neha)