



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, [hrrapkl-hry@gov.in](mailto:hrrapkl-hry@gov.in)

Website: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 26.10.2020.**

**Item No. 114.16**

(v) **Promoter : Tedre Realcon India Pvt. Ltd.**

**Project : "Zara Flora" – Affordable Plotted Colony under DDJAY on land measuring 5.96 acres situated in Village Rampur, sector-12, Sohna, Mewat.**

**Temp ID: RERA-PKL-859-2020**

1. Present application has been filed for registration of an affordable plotted colony named "Zara Flora" to be developed over land measuring 5.96 acres in Sector-12, Sohna, District Mewat.

Town and Country Planning Department has granted license no. 88 of 2019 dated 02.08.2019 in favour of Sh. Manmohan Krishan Dhang and Tedre Realcon India Pvt. Ltd. c/o Tedre Realcon India Pvt. Ltd. for setting up of the colony.

2. The application has been examined. Following observations are made:

a) Demand draft of Rs. 1,20,000/- deposited by the promoter as registration fee has been returned by the bank observing that the same is "outdated". A fresh draft should be submitted.

b) The promoter has furnished a collaboration agreement dated 3.05.2018 executed with Sh. Manmohan Krishan Dhang (share 21k 18m) wherein proportionate rights to sell (upto the extent of 25% of Manmohan share) have been conferred on the promoter after completion of the project.



The promoter is directed either to separate the share of Sh. Manmohan and get only his own share registered, in respect of which he has legal authority to advertise and create third party rights; in which case Sh. Manmohan shall register his share separately or register the entire project after getting requisite rights to sell, advertise by having power of attorney in his favour executed by Sh. Manmohan and then allot him his share as an allottee.

- c) The promoter has not submitted copy of registered and irrevocable Power of Attorney executed by Sh. Manmohan (one of the licensee) in favour of the applicant promoter conferring upon him rights to advertise, sell and execute conveyance deeds in favour of prospective allottees.
  - d) The promoter has mentioned the completion date of project as Dec'2023 in REP-I. However, in REP-II, the completion time has been mentioned as "Seven Years" from the date of grant of license.
  - e) Permissible FAR of the commercial component (0.22 acres) has not been specified. Deficit registration fee can only be computed after the promoter furnishes the FAR details.
3. The promoter is directed to submit the requisite details before the next date of hearing.
  4. Adjourned to 16.11.2020.

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.

*at*  
2/11/20

*LA (Neha)*  
*neha*  
31/11/2020