



**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 26.10.2020.**

**Item No. 114.16**

**(iv) Promoter : Advitya Residency LLP**

**Project : "Advitya Homes" – Affordable Group Housing Colony on land measuring 8.656 acres situated in Village Rasoi, Sector-143, Faridabad.**

**Temp ID: RERA-PKL-836-2020**

1. The total land of the project measuring 8.656 acres is owned by M/s Satish Buildwell Pvt. Ltd. who is licensee of the project. The promoters of the project is M/s Advitya Residency LLP who has been recognized as promoters by the Town and Country Planning Department by virtue of the Collaboration Agreement.
2. Certain observations were made by the Authority on the last date of hearing i.e. on 05.10.2020. The observations of the Authority has not been fully complied with. The only compliance made is in respect of submission of Special Power of Attorney conferring all rights by the land owner to the promoters for development of the project and for effecting sale and execution of conveyance deed in favour of the allottees.
3. The Authority observes that no mention of consideration to be passed to the land owner by the development company has been made in the collaboration agreement. The applicants/promoters should clarify what consideration will be given to the land owners.



4. As per clause-5 of the Collaboration Agreement dated 18.01.2019, the promoters were supposed to develop the colony within a period of 36 months. 22 months have already been lapsed. Now, the promoters will develop the colony in the remaining 14 months needs to be clarified. The parties should amend their collaboration agreement to the effect that the period of 36 months shall be calculated from the date of registration of the project.

5. Clarification on the above observation should be submitted by the applicants/ promoters on the next date. They are also advised to remain present before the Authority to assist the Authority in taking final decision in the matter.

6. Adjourned to 30.11.2020.

True copy



*[Signature]*  
Executive Director,  
HRERA, Panchkula

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

*Adjournment date  
is required to be  
amended.*

*[Signature]*  
3/11/20.

*LA (Tavun)*



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**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 02.11.2020.**

**Item No. 115.01**

**Confirmation of Minutes of 114<sup>th</sup> Meeting of the Authority held on 26.10.2020.**

- I. A copy of the Minutes of 114<sup>th</sup> meeting of the Authority held on 26.10.2020 was circulated on the table in the meeting. The Authority approved the same subject to the following modifications:

**Item No. 114.16 (iv)**

**Advitya Residency LLP - Project "Advitya Homes"**

In para-6, the date of adjournment may be read as '23.11.2020' instead of '30.11.2020'.

**II. Confirmation of the decision taken in the special meeting held on 23.10.2020.**

The Authority also confirmed the following resolution passed by the Authority in its special meeting held on 23.10.2020:

**Item No. 113 - Spl I**

**Complaint No. 21 of 2018 – Neelu Sardana Vs. Ansal Properties & Infrastructure Ltd. and other complaints bearing No. 819 of 2018, 483 of 2018, 1392 of 2018, 163 of 2018, 143 of 2018, 2286 of 2018, 2702 of 2019, 692 of 2019 and 660 of 2020 - Withdrawal of Show-cause notice and warrant of arrest issued against Sh. Lalit Bhasin.**

In compliance of the orders passed by the Authority in Complaint No. 819 of 2018 – Neelu Sardana Vs. Ansal Properties & Infrastructure Ltd. and several others execution petitions, the Authority had issued show cause notices to the following Directors of the

