



**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 05.10.2020.**

**Item No. 111.09**

**(ii) Promoter : Rangoli Buildtech Pvt. Ltd.**

**Project: "Rangoli Greens" – Residential Plotted Colony on land measuring 105.663 acres situated in Sector-16 & 17, Sonipat.**

**Temp ID: RERA-PKL-353-2018**

1. This matter relates to application for registration of a plotted colony being developed by M/s Rangoli Buildtech Pvt. Ltd. pending before this Authority for the last nearly 2 years. In this case, the entire license land has been transferred by the original landowners- licensees in favour of the promoter M/s Rangoli Buildtech Pvt. Ltd. Now, consequent upon transfer of the land, licenses needs to be transferred in favour of the applicant promoter by the Town and Country Planning Department.

2. An application for transfer of the licenses is pending consideration of the Town and Country Planning Department since long. An in-principle approval for transfer also stands granted in respect of 89.648 acres land out of the project land measuring 105.663 acres. According to the promoters, they have presented registered document of the entire land to the Town and Country Planning Department, but the matter has still not been finalized.

3. Further fact, as repeatedly noted by the Authority is that the project is almost complete. It is fully sold and nearly 700 allottees are awaiting possession of their plots.



4. The Authority observes that Town and Country Planning Department should take prompt action in such cases so that allottees could get possession of their plots for which they are waiting since long. It is also noteworthy that for the delay caused in handing over the possession, the allottees are entitled to delay interest @ MCLR plus 2% from the promoters. This puts a heavy liability upon the promoters. If the promoters are themselves responsible for causing delay, the imposition of delay interest is justified but when the delay is on account of inaction on the part of the department, it puts unnecessary burden upon the promoters. This also increases the cost of the project. Similar situation has been observed in several cases in which heavy delay interest is being made to be paid by the promoters when the reasons for the delay is attributable to the Town and Country Planning Department. Such situations must be avoided, otherwise the cost of the real estate projects will increase to the dis-advantage of everyone. Such situations are detrimental for growth and development of the Sector.

5. Accordingly, the Authority would expect the Director, Town and Country Planning Department to list this matter for early hearing, in the month of October, 2020 itself, and take a final decision regarding transfer of the licenses.

6. Adjourned to 07.12.2020. In case the license is transferred earlier then the promoters may file an application before the Authority for pre-<sup>n</sup>poring the date of hearing.

7. Chief Town Planner shall send a copy of this order to the Director, Town and Country Planning Department for necessary action.

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*  
12/10/20

LA (Neha)  
*LA*  
13/10/2020