



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 11.01.2021.

Item No. 122.14

(ix) **Promoter : Madhukara Developers Pvt. Ltd.**

Project : "Green City-2" – Affordable Plotted Colony on land measuring 14.856 acres situated in Sector-26A, Jind.

Temp ID: RERA-PKL-893-2020

Present: Sh. Surinder Singh, Director of the applicant company

1. The land of the project measuring 14.856 acres is owned by seven individuals who had been granted license by Director, Town and Country Planning Department for developing the colony in collaboration with M/s Madhukara Developers Pvt. Ltd. A collaboration agreement between the landowners/licensees and the developer has been submitted but individual Power of Attorneys of the individual landowners/licensees in favour of the developer has not been submitted.

2. One Power of Attorney executed by both sides has been submitted, Clause-8 of which reads as follows: -

"This General Power of Attorney is irrevocable (revocable in case of fraud, misappropriation of owners interest, unlawful and illegal act) in and shall be confined only to matters relating to the plots forming a part of the owners and developer's share in the said project and all necessary actions in connection with the above objects may be taken by the Attorney in the name of the Executants."

The aforesaid clause-8 is conditional, therefore, the same cannot be accepted.



3. After the hearing, Authority asked the representative of the company Shri Surinder Singh to submit seven individual Power of Attorneys executed by each landowner/licensee in favour of developer conferring upon him all powers to develop the project, sell the plots and to execute the conveyance deeds in favour of the allottees. These Power of Attorneys should be irrevocable.
4. On examination of the application, it is also observed that quarterly progress to be achieved for development of the project has not been submitted by the promoter/developer. Same may be submitted before the next date.
5. Adjourned to 15.03.2021. If the applicant/promoter submits the requisite individual power of attorneys of the landowners/licensees prior to the next date, CTP may put up their case before the Authority for consideration prior to the next date.

True copy



dhruv
Executive Director,
HRERA, Panchkula

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

as per
18/1/21

LA (Indu)

Ardu
18/01/2021