



**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 07.12.2020.**

**Item No. 118.12**

(iv) **Promoter :** Rama Krishna Buildwell Pvt. Ltd.

**Project :** 'Residential Township' – Residential Plotted Colony on land measuring 52.906 acres situated in Sector-7 & 13, 60<sup>th</sup> Mile Stone, NH-1, Gannaur, Sonipat.

**Temp ID:** RERA-PKL-789-2019

**Present:** Sh. Hemant Saini, Counsel for promoter.

1. Shri Hemant Saini, learned counsel for the respondent/promoter has submitted the demand draft no.742591 dated 02.12.2020 of Rs.10,37,865/- towards the delay charges for submitting their application for registration with delay in accordance with Resolution No.65.9 dated 26.08.2019 of the Authority.

2. It is a plotted colony. As observed by the Authority in its order dated 13.01.2020, the colony is comprised of 52.906 acres land out of which the present applicant/promoter owns 5.2 acres and remaining land is owned by different individuals and companies. No collaboration agreement or Power of Attorney has been submitted conferring rights upon the applicant/promoter to develop and sell the colony and to execute conveyance deeds in favour of the allottees.

3. Shri Saini, vide letter dated 23.11.2020, had submitted collaboration agreements executed in the month of October, 2020. After examination of these documents, following defects were observed:-

- i) The Collaboration Agreements should be submitted in respect of the entire land of the project owned by individuals and companies except the land which is owned by the applicant/promoter itself.




- ii) Registered and Irrevocable Power of Attorney should also be submitted conferring upon the developer the rights to execute conveyance deeds in favour of prospective allottees.
- iii) In the Collaboration Agreements, it has been mentioned that the land owner will be allotted 1000 Sq. Mtrs of the developed area by the promoter. Accordingly, the land/plots which are to be allotted to the land owner cannot be sold by the promoter. Accordingly, all such plots/land should be demarcated in the layout plan to show to the general public that the said land/plots are not available for sale by the promoter.
- iv) The collaboration agreements submitted by the applicant/promoter are notarized and not registered, therefore, applicant/promoter should submit the registered Collaboration Agreements.
- v) The quarterly schedule of progress to be achieved which though have been submitted but the same is not in order. A correction in the same be carried out in the proforma when other deficiencies have been removed.

4. Adjourned to 21.12.2020.


True copy



  
Executive Director,  
HRERA, Panchkula

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

 15/12/20

LA(Neha)  
  
16/12/2020