



**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 08.02.2021.**

**Item No. 126.08**

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

**Project :** “Zara Flora” an 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

**Present:** None.

1. This case relating to the registration of an affordable residential plotted colony on land measuring 5.96 acres in village Rampur, Sector- 12, Sohna, Mewat was considered by the Authority on 26.10.2020 when certain observations were conveyed to the promoter. Subsequently, the matter came up for hearing before the Authority on 21.12.2020 when neither the promoter appeared nor any written submissions were filed.

2. Pursuant to the directions passed by the Authority, the promoter vide letter dated 23.12.2020 had submitted follows compliances:

- i) Registration fee amounting to Rs. 1,20,645/- paid through online mode;
- ii) As regards the observation 2(b) of the orders dated 26.10.2020, the promoter has submitted a supplementary power of attorney dated 17.12.2020 executed by Sh. Manmohan Krishan Dang in favour of the Promoter. The relevant clause of the said document is reproduced as under:

“The developer is interested in obtaining the rights to sell the 34.5% entitlement of the land owner in the said project including plots, commercial sites, community any nature etc.\*\*\*\*



Subject to performance of the terms and conditions of the collaboration agreement bearing vasika No. 296 dated 03.05.2018 and the supplementary agreement dated 17.12.2020, the executant hereby authorizes the developer to advertise, sell and execute agreements, conveyance deeds etc. in favour of prospective allottees in respect of the plots, commercial component etc. entitlement of the executant to the extent of 34.5 % share in the aforesaid project. The developer shall be entitle to execute the conveyance deeds in favour of prospective allottees only upon prior transfer of the entire sale consideration in respect of respective plots of the share of the executant in his bank account.”

However, clause 7 of the collaboration agreement dated 03.05.2018 mentions the sharing of the area as follows:

“ Owner’s share shall be 75 % and developer’s share shall be 25% of saleable area corresponding to the owner’s land and proportionate indivisible and impartible rights in the common areas and facilities within the said project and land underlying the said colony including commercial sites, community sites, school etc.”

Accordingly, the share holding mentioned in the supplementary General power of Attorney differs from that of collaboration agreement dated 03.05.2018. The promoter is therefore directed to clarify the above and also inform if the entire sale consideration in respect of the owner share has been received by him.

iii) The promoter has also not submitted fresh REP-II proforma nor informed about permissible FAR of the commercial component measuring 0.22 acres.

3. Adjourned to 08.03.2021.

True copy



*dmr*  
Executive Director,  
HRERA, Panchkula

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

*Amr*  
*12/2/21*

*LA(Divya)*