



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 15.02.2021.

Item No. 127.12

(xii) Promoter : Dadri Land and Finance.

Project : "Dadri Land and Finance" - Affordable Residential Plotted Colony on land measuring 11.406 acres situated in Sector-9, Charkhi Dadri.

Temp ID: RERA-PKL-873-2020

Present: Sh. Bharat, representative of counsel Sh. Dinesh Trehan the promoter.

1. In furtherance of the order dated 18.01.2021, a letter dated 24.12.2020 accompanied with certain documents has been received in the office of the Authority. The documents submitted are of the following in nature:-

- i) A copy of the Power of Attorney executed on 22.03.2010 vide which 7 partners of the firm of M/s Dadri Land and Finance have appointed Shri Vivek Mittal as "Attorney or Agent" for running various businesses of the said firm. This Power of Attorney is not specific to the project in question. Clause-11 of the said document also reads as "to sell or give on lease or otherwise dispose of any moveable and immovable property or assets of the firm for his business...."
- ii) A copy of the agreement of partnership executed between the partners on 14.08.2012 has also been annexed. This document also pertains to the managing businesses of the firm M/s Dadri Land and Finance.


2. Shri Bharat, a representative of Advocate Shri Dinesh Trehan, Counsel for the promoter, appeared and submitted certain information relating to the quarterly expenditure to be incurred in the project.

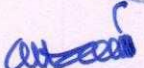


3. The Authority observes as follows:-
- i) The application for registration of the project before this Authority has been filed by M/s Dadri Land and Finance.
 - ii) The land of the project is owned jointly by partnership firm, namely, M/s Dadri Land and Finance and Shri Vivek Mittal in proportion of 87K-13M & 3K-12M respectively.
4. From the documents submitted, it is not possible to make out who intends to be developer of the colony i.e. whether it will be developed by M/s Dadri Land and Finance or Shri Vivek Mittal. Further, who soever intends to be promoter/developer must have an Agreement in his favour in respect of the land in question from all the landowners vide which irrevocables all powers to develop the land, market and to execute the conveyance deed are conferred upon the applicant promoters. Further an irrevocable Power of Attorney should be executed to confer upon the developers all such powers.
5. No one is appearing before the Authority to clarify the matter. Some observations had also been made in the order dated 18.01.2021.
6. One last opportunity is now granted to the applicants/promoters to submit requisite documents and to prosecute their application for registration, failing which a Show Cause Notice will be issued for rejection of the application.
7. Adjourned to 05.04.2021.

True copy




Executive Director,
HRERA, Panchkula


22/2/21
A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

LA (Divya)