



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrrapkl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 05.04.2021.

Item No. 133.16

(xxi) Promoter : Countrywide Promoters Pvt. Ltd.

Project : "Park 81" - Plotted Colony on land measuring 19.49 acres forming part of a larger plotted colony measuring 109.721 acres in Sector-81, Faridabad.

Temp ID: RERA-PKL-901-2021

Present: Sh. Hemant Saini, Counsel for applicant/promoter.

1. The present application of 19.49 acres form part of a larger plotted colony measuring 109.721 acres.
2. Initially, promoter/applicant had filed an application for registration of land measuring 14.16 acres forming part of 132.59 acres bearing temp id-74/2018. This area formed part of licenses no. 495-521 of 2006 area measuring 67.32 acres, licenses nos 1172-1177 of 2006 measuring 34.67 acres; & license no.73 of 2011 measuring 7.70 acres. However, the promoter subsequently got migrated an area measuring 16.40 acres from license no. 1172-77 of 2006, area measuring 1.06 acres from license no.87 of 2019 and area measuring 5.4065 acres from license no. 94 of 2019 towards affordable housing colony under DDJAY. Therefore, the last approved layout plan approved by the department of Town & Country Planning comprises of area measuring 109.721 acres.
3. The Authority vide orders dated 17.08.2020 (in temp id 74/2018), had directed Learned Chief Town Planner to examine the land to be registered and submit a report. In compliance of the said orders, Learned CTP submitted his report on 21.08.2020 stating that an area measuring 19.089 acres is registrable with the Authority as per the provisions of the RERA Act,2016.



Thereafter, the Authority directed the applicant/promoter to file an application for registration of the remaining area measuring 19.089 acres.

4. Consequently, the applicant/promoter has filed an application on 22.01.2021 (bearing temp id 901-2021) for an area measuring 19.49 acres. Out of the total area measuring 109.721 acres -;

- i. The promoter had applied for Part Completion for an area measuring 59.35 acres and the same was certified by CE, HUDA as operational/functional vide letter dated 09.11.2017.
- ii. RERA Registration for 15.12 acres has been separately obtained vide RC No. HRERA-PKL-FBD-76-2018 dated 11.12.2018 for development of a plotted colony.
- iii. EWS units on land measuring 2.50 acres have been transferred to Housing Board.
- iv. Group Housing site of 11.909 acres has been transferred to PURI Constructions Pvt. Ltd for which a separate registration has been granted vide RC No. HRERA-PKL-FBD-13-2018 dated 04.06.2018.
- v. An area of 1.35 acres is yet to be registered, therefore, online application needs to be amended.

5. Today, learned counsel for applicant/promoter Sh. Hemant Saini submitted an application seeking grant of exemption from submitting registered/irrevocable Collaboration Agreement & Power of Attorney, since licenses in this case were granted in the year 2006 when it was not mandatory to submit registered collaboration agreement & power of attorney for the grant of licenses. More importantly large parts of the plotted colony have already been developed, therefore at the stage no useful purpose will be served by insisting on registered power of attorney etc.

6. The Authority observes that 10 to 15 years have already elapsed since the collaboration agreements were executed and therefore, exemption is granted from submitting the said documents and decides to register the project.

7. Learned CTP shall issue the Registration Certificate after getting the RERA Account details of the promoter and requisite amendments done in online proforma A to H. However, the promoter is directed to obtain separate



registration for the commercial project measuring 5.399 acres as and when they decide to advertise /sell.



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.

all over 12/4/21

LA (Gaining)
13/4/21