



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 05.04.2021.

Item No. 133.16

(xiii) **Promoter :** Sahiba Constructions Pvt. Ltd.

Project : "Basant Vihar" a Residential Plotted Colony on land measuring 36.77 acres situated in Sector-19, Narwana, Jind.

Temp ID: RERA-PKL-826-2020

Present: Shri Neeraj Puri on behalf of applicant/promoter

1. The area of the above said colony falls in three licenses bearing Nos. 57 of 2011 dated 23.06.2011 measuring 7.262 acres; 65 of 2011 dated 21.07.2011 measuring 4.225 acres and License No 243 of 2007 dated 25.10.2007 measuring 25.294 acres. The land under license No. 57 of 2011 and License No. 65 of 2011 are owned by the applicant company. However, the land under License No 243 of 2007 is owned /licensed to individuals.
2. The office of DTCP vide email dated 15.01.2021 has informed that the service plan estimates of the colony stand approved on 10.06.2014 and the applicant has also applied for grant of part completion certificate on 16.06.2014. However, no request for transfer of License No. 243 of 2007 has been received.
3. On 22.02.2021, Mr. Neeraj Puri appearing on behalf of applicant/promoter, stated that out of 25 acres (forming part of License No. 243 of 2007) 21 acres has already been transferred in their favour and the process has been initiated for transferring the remaining land. Further, application for transfer of license in their favour is also at an advanced stage in the Town and Country Planning Department. He also informed that the project is complete and they have applied for issuance of completion certificate.



4. While granting license no. 243 of 2007 dated 25.10.2007 for an area measuring 25.294 acres to various land owners/individuals, the bilateral agreement and LC-IV executed between the land owners and DTCP has been executed by the Director of Sahiba Constructions Pvt. Ltd as an authorized signatory of the applicants. Therefore, Sahiba Construction Pvt. Ltd. is responsible for developing the said colony the submission of bank guarantees and payment of statutory dues to the Department.

5. In view of the above, the Authority considers appropriate to register the project and ask the applicant promoter to deposit requisite documents relating to transfer of license as and when granted by the DTCP.



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.

at
12/4/21

LA(Indu)

Indu
13/4/21