



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, hrerapkl-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 17.08.2021.

Item No. 146.23

Consideration of the applications received by the Authority for Registration of New Projects.

- (i) 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: Sh. Vipul Suchdeva, Director of the Company through video conferencing.

1. This application for registration of the project filed by the applicant M/s Tedre Realcon India Pvt. Ltd. is pending consideration of the Authority since October, 2020. The matter has been listed for hearing several times. The project is being developed over 5.96 acres out of which the applicant M/s Tedre Realcon India Pvt. Ltd. is owner of 25 kanal 16 marla land and Shri Man Mohan Krishan Dang is the owner of land measuring 21 kanal 18 marla land. The collaboration agreement between the parties is clear but in the power of attorney executed by the land owner Shri Manmohan Krishan Dang reads as under:

“executants hereby authorises the developer to advertise, sell and execute agreements, conveyance deeds etc. in favour of prospective allottees in respect of the plots, commercial components etc. entitlement of the executant to the extent of 34.5 share in the aforesaid project. The developer shall be entitled to execute the conveyance deeds in favour of the prospective allottees only upon prior transfer of the entire sale consideration in respect of the



respective plots of the share of the executant in his bank account.”

2. The Authority in its orders 8.2.2021, 16.3.2021 and 12.4.2021 had asked the applicant promoter to submit a revised power of attorney vide which unconditional and clear powers are conferred by the land owner Shri Man Mohan Krishan Dang in favour of the applicant promoter to develop the colony, to sell the plots, and to execute conveyance deeds in favour of allottees. In the subsequent two hearings dated 12.7.2021 and 2.8.2021 on the request of the promoters the Authority had allowed them to submit a revised application for registration.

3. Today neither revised power of attorney has been submitted nor fresh application has been filed. Instead a layout plan of the colony has been submitted vide which certain specific plots have been allotted to the land owners.


4. The Authority has no problem in recognising allotments of the plots in favour of the land owner but a clear and unambiguous irrevocable power of attorney has to be submitted by the landowner conferring all powers unconditionally upon the promoter to sell the plots and to execute conveyance deeds in favour of the allottees. In the absence of all powers being conferred upon the promoter this application for registration cannot be accepted.

5. The applicant promoters are directed to take action accordingly and to appear before the Authority on the next date for clarifying their stand in the matter. In case the promoters file requisite documents before the next date, Registry should put up the same for consideration of the Authority on the following Monday.

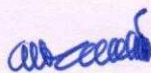
6. Adjourned to 06.09.2021.



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.


31/8/21

LA(Divya)