



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 19.07.2021.

Item No. 142.12

(ii) **Promoter :** Adore Buildtech LLP.

Project : "Adore Ananda" – Affordable Group Housing Colony on land measuring 6.0875 Acres in Sector-64, Faridabad.

Temp ID: RERA-PKL-932-2021.

1. An application filed by the applicant M/s Adore Buildtech LLP has been considered by the Authority today. Following clarifications/modifications are required: -

i) Clause-3 of the Collaboration Agreement executed between the parties reads: -

“3. The parties have agreed that in lieu of the mutual covenants of the parties, the owner have agreed to retain 40% of the available built-up area over the said land and transfer and convey the balance available built-up area over the said land (FAR) to the developer out of the total FAR which will be available over the said land in accordance with the terms of the License(s), approvals, sanctions and permissions that will be obtained qua the said Land by the Developer.”

If 40% of the built-up area is to be allocated to the landowners, then the promoters/applicants will have no right to put up for sale the 40% share of the landowners. It needs to be stated in the registration certificate as to which apartments/towers will come to the share of the landowners on which the promoters will have no



right to sell. Therefore, the applicants/promoters should clearly mention the apartments/towers which will come to the share of landowners.

ii) As per policy of the Authority, a registered irrevocable Power of Attorney has to be, executed in favour of the promoters by the land owners conferring therein all rights to develop, market the colony and also to execute the sale deed in favour of the allottees. Such powers have not been conferred upon the promoters in the Power of Attorney submitted before the Authority.


iii) The registration fee is deficit by Rs. 1,08,737/-

iv) Tehsil in Form (Rep-I) Part-A online its Badkhal and in hard copy it is Ballabgarh which needs to be rectified.

2. The aforesaid clarifications/modifications should be furnished by the promoters.

3. Adjourned to 16.08.2021. In the case the promoters furnish aforesaid information before the next date of hearing, their application shall be considered by the Authority in its Monday's meeting soon thereafter.

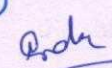
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Executive Director,
HRERA, Panchkula



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


26/7/21

LA (Indu)

26/07/2021