



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 04.10.2021.

Item No. 152.08

- (vi) **Promoter :** Kanhaiya Communication Pvt. Ltd.
- Project :** 'My Floor-2' - Residential Group Housing Colony on land measuring 14.288 acres situated in Village Nangal Kalan, District Sonapat.
- Temp ID:** RERA-PKL-968-2021.
- Present :** Sh. Shubnit Hans, Counsel for the promoter.

1. The promoters have obtained license No. 201 of 2008 for development of a colony of built up floor area measuring approximately 1,00,363.81 sq. mtrs.
2. The promoters have already obtained occupation certificate in respect of FAR measuring 25351.18 Sq. Mtrs.
3. A suo-motu complaint No. 1169 of 20018 was lodged against the promoters on account of non-registration of remaining area of the licensed colony.
4. The promoters have filed an application in furtherance of orders of the Authority but the application is deficient on several counts. Several vital information have not been furnished by promoters. Shri Shubnit Hans, learned counsel for promoters appearing via video conferencing stated that respondents/promoters have no plan to initiate construction of remaining part of the colony. Since, promoters are not intending to develop remaining colony, they should not be compelled to register the same. Further, it is not possible for promoters to provide information being demanded by the Authority because they have no plan to go ahead with the remaining part of the project for the time being.

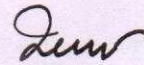


5. The Authority observes that the promoters have already completed part of the project for which Town and Country Planning Department has also granted occupation certificate. It can be deemed as Phase-I of the project. Ordinarily, entire colony should be registered but since promoters have categorically stated that they do not wish to develop remaining part of the colony, the Authority cannot force them to do so.

6. The Authority, however, would like to see whether facilities which were promised to the allottees of completed part of the project have to come up in the area which the promoters now do not wish to develop. Detailed information in this regard should be furnished by the respondent company whether any common services for existing allottees are to be provided in that part of the project which is not proposed to be developed. Authority will pass further appropriate orders after receiving this information from respondents.

7. Adjourned to 22.11.2021.

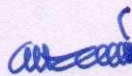
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Executive Director,
HRERA, Panchkula



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

 14/11/21

LA (Gaurima)