



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 04.10.2021.

Item No. 152.08

(ii) Promoter : Parsvnath Developers Ltd.

Project : "Parsvnath City Dharuhera" to be developed over an area measuring 116.362 acres in Sector-1, 1B & 2B, NH-8, Jaipur Highway, Dharuhera, Rewari.

Temp ID: RERA-PKL-104-2018

Present: (i) Mr. Pranay Malhotra on behalf of respondent

(ii) Mr. Sanjeev Kumar Jain, Managing Director of Parsvnath Developers Ltd

1. Mr. Pranay Malhotra appeared on behalf of respondent-promoter and informed that Managing Director will not be able to appear as another arbitration matter is listed before the Arbitral Tribunal in which his presence is mandatory.

2. The Managing director however appeared through video conferencing and requested for adjournment as he is occupied in another arbitration matter pending before Hon'ble Tribunal and wishes to appear personally before this Authority. The Authority declined the request of adjournment and observes that application for registration has already been filed by the respondent-promoter, but, disputes are persisting related to renewal of license and payment of EDC charges etc. and the matter is pending before Department of Town and Country Planning.

3. Licenses no. 129-138 of 2007 dated 01/03/2007 and 14 of 2010 dated 03/02/2010, issued to the promoter by Town & Country Planning Department had expired on 02/03/2016 and 02.02.2018 respectively. There current the status is not known.



4. Authority observes that renewal of license is mandatory as per rule 5 of Haryana Real Estate (Regulation and Development) Rules, 2017 as reproduced below:-

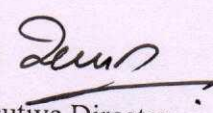
“Grant or rejection of registration of project-(1) Upon the registration of a project, the Authority shall issue a registration certificate with a registration number in Form “REP-III” to the promoter for the stipulated period of completion of the project as mentioned in the application of the promoter provided that the license and other permissions granted to the promoter by the competent authorities are valid at the time of such registration. In case, the stipulated time of such registration is beyond the validity period of license , then the promoter shall renew his said license/permission for the remaining period well in time. Otherwise, his registration may be cancelled after giving him an opportunity of being heard.”

5. Since, licenses granted to promoter-applicant are expired since March 2016 and February 2018 respectively and promoter has failed to get them renewed, therefore, Authority decides to adjourn application for registration matter sine die with directions to the applicant/promoter to approach the Authority after getting their licenses renewed. However, if any association of allottees wishes to approach this Authority under section 8 of the RERA Act, 2016, for taking over the project, they may file a complaint under the complaint jurisdiction of the Authority. The Authority as per prescribed procedure will take further action as per law after hearing all parties.

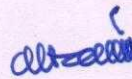
6. Adjourned sine die.

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.

 14/11/21

LA (Anupam)