



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 15.11.2021.

Item No. 157.11

(v) **Promoter :** Green City Developers.

Project : 'Green City 25' - Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 11.79 acres situated in Village Dawana, Sector-25, Rewari.

Temp ID: RERA-PKL-958-2021.

Present: Sh. Jitender Kumar, promoter for the project

1. The matter pertaining to the registration of an affordable Residential Plotted Colony namely "GREEN CITY 25" to be developed over land measuring 11.79 acres came up for consideration of the Authority on 27.09.2021 when following deficiencies were conveyed:

"The applicant-promoter should submit a valid, registered/irrevocable Collaboration agreement and Power of Attorney conferring upon the promoter/developer powers to develop the entire land, market, sell & to execute conveyance deeds.

- (i) *Quarterly expenditure to be incurred on the project;*
- (ii) *Date of Completion of project differs in REP-II & REP-I (Part C);*
- (iii) *Estimated cost of services & facilities to be provided inside the project area have not been given;*
- (iv) *Date of approval of layout plan has not been mentioned;*
- (v) *Registration fee is deficit by Rs. 51,446/-;*
- (vi) *Land utilization mentioned in REP-I (Part-C) does not tally with the total licenced area;*
- (vii) *Allotment letter/draft agreement to be executed with the allottees has not been submitted."*



2. In compliance, the promoter has submitted information as follows:-
- i. The promoter has submitted addendum agreement dated 11.11.2021 stating in clause 2 of the said agreement that "That the said collaboration agreement is still valid and as per its terms it shall be irrevocable and no modification/alteration etc. in the terms and conditions of the said agreement"
 - ii. In Special power of Attorney in clause 8, the power to issue allotment letter, buyer's agreement, possession letter and also to execute and register the conveyance/sale deed in favour of the intending purchaser has been conferred upon the developer.
 - iii. REP-II has been submitted.
 - iv. Quarterly progress has been submitted.
 - v. Date of approval of layout plan has been mentioned as 11.08.2021.
 - vi. Registration fee which is deficit by Rs. 51,446/- has been deposited via demand draft no. 001743.
 - vii. Land utilization mentioned in REP-I (Part-C) has been corrected.
 - viii. Draft agreement to be executed with the allottees has been submitted."

The promoter has not submitted estimated cost of services & facilities to be provided inside the project area.

3. The Authority observes that respective shares of promoter and landowners have been demarcated in the site plan of the project. However, this registration can be granted for sale of plots which have come to the share of developer, M/s Green Developers Pvt Ltd. Landowners have not conferred full irrevocable authority upon the applicant for sale of plots falling into the share. To avoid confusion, the promoter should allot the plots which have come to the share of landowners to them. The landowners may sell those plots at their level after the project has received completion/part completion certificate. The promoter cannot sell the plots of the landowners in furtherance of their registration. A condition in this regard be incorporated in the registration certificate.



4. After examination, the Authority decided to register the project with a condition that the promoter-applicant will sell only his share of plot and the share which belongs to landowners will be allotted to the landowners and they may sell their share of plots at their level and promoter will have no right to sell share of plots belonging to landowners.

True copy



dmr
Executive Director,
HRERA, Panchkula

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

29/11/21

LA (Anupam)