



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 06.09.2021.

Item No. 148.25

(viii) **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. The Authority vide orders dated 17.08.2021 had conveyed certain deficiencies to the applicant/promoter.
2. In compliance thereof, the applicant/promoter has submitted a reply dated 26.08.2021 as under:

“We hereby resubmit that as per earlier collaboration agreement in which 40:60 ratio was allotted amongst land owners and developers; we hereby submit copy of approved site plan in which the sharing of built-up FAR has shown distinctly as per earlier agreement of 40:60 ratio. Further, the rights to develop, market, sell and to execute the conveyance deed is in favour of the developer for the entitled FAR. Therefore, we request you to issue the Registration Certificate, as per Collaboration agreements dated 09.03.2021 & 10.03.2021 and power of attorney with entitled FAR allotted to the both parties i.e., owner and developer.

It is also pertinent to mention herein that the fresh collaboration agreement, executed as per revenue sharing shall be kept set aside till 100% powers to sell and execute the Conveyance deed in favour of the Developer Company.”



3. After perusing the said documents, the Authority considers appropriate to register the project along with the following special conditions:


i. The promoter while referring to the earlier Collaboration Agreement executed on 09.03.2021 and the Special Power of Attorney dated 10.03.2021 in which sharing of Built-up area in a ratio of 40:60 has been agreed amongst the land owners and developer has submitted the following sharing pattern:

Details of Residential Area							
S. No.	Tower No.	No. of Flats	Unit Area (Carpet)	Total Area (in Sq. ft)	Remarks	Owner's area (in Sq. ft)	Developer's area (in Sq. ft)
1	T-1	40	464.5699	18583	Owner	18583	
2	T-2	56	645.834	36167	Developer		36167
3	T-3	56	645.834	36167	Developer		36167
4	T-4	56	645.834	36167	Developer		36167
5	T-5	56	645.834	36167	Developer		36167
6	T-6	56	645.834	36167	Developer		36167
7	T-7	56	645.834	36167	Developer		36167
8	T-8	56	645.834	36167	Developer		36167
9	T-9	56	645.834	36167	Developer		36167
10	T-10	48	645.834	31000	Owner	31000	
11	T-10	8	645.834	5167	Developer		5167
12	T-11	56	645.834	36167	Owner	36167	
13	T-12	56	645.834	36167	Owner	36167	
14	T-12A	44	645.834	28417	Owner	28417	
15	T-14	144	319.042	45942	Owner	45942	
				490775		196275	294500



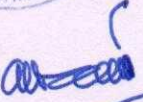
- ii. Further, the rights to develop, market, sell and to execute conveyance deed for the 60% FAR vests with the developer. The remaining 40% FAR as mentioned above shall belong to the owners. The promoter will have no right to sell, execute conveyance deed to any third party relating to the FAR belonging to the owners.
- iii. Further, the promoter shall submit the building plans in respect of commercial pocket having an FAR measuring 3445.27 Sq. Mtrs. to the Authority along with deficit fee, if any. The commercial area should also be divided in a ratio of 40:60 between the owners/developer. Till then, the promoters shall not sell/dispose of any part/unit of the said commercial pocket.

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.




13/9/21
LA (Indu)