



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 27.09.2021.

**Item No. 151.17**

(vi) 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.

1. The matter pertaining to the registration of an affordable Residential Plotted Colony under DDJAY-2016 namely "GREEN CITY 25" to be developed over land measuring 11.79 acres came up for consideration of the Authority.

2. The Authority observes that:

i. The applicant/promoter has submitted a Collaboration Agreement dated 08.12.2020 which is mentions:

*"the developer had agreed to obtain the license from State of Haryana within 6 months from the date of the Collaboration Agreement/approval of sectoral plan, whichever is later, if the developer fails to get the license pertaining to the above land, the developer has agreed that the agreement could be automatically cancelled without any intimation of proceedings by the owner in any manner."*

In this case, license was granted by the Town & Country planning Department on 11.08.2021 which is after the expiry period of six months. This fact is likely to create dispute amongst the promoters and landowners.



3. Further, in the Collaboration Agreement, it is also mentioned that out of total licensed area  $\frac{1}{2}$  share is owned by Green City developer and  $\frac{1}{4}$  share each by Rampal Yadav & Ramesh Yadav. Clause 2(A) of the Collaboration Agreement reads:-

*"it has been agreed that the developer's share in the net salable area in the residential component of the project of the owners, shall be 625 sq. yards per acre."*

*"However, the owners shall be the owners of the entire commercial component."*

No shareholding in the form of Joint undertaking nor its indication on the layout plan has been submitted.

In view of the above, 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 has not been submitted;
- (ii) The 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 licensed area;
- (vii) Allotment letter/draft agreement to be executed with the allottees has not been submitted.

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

5. Adjourned to 08.11.2021.



True copy

*[Signature]*  
Executive Director,  
HRERA, Panchkula

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

*[Handwritten signature]*  
5/11/21  
LA (Anupam)