



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 10.03.2022 and 11.03.2022.

Item No. 167.16

(v) Promoter : Maximal Infrastructure Pvt. Ltd.

Project : "Maximal" – Group Housing Colony on land measuring 48.038 acres in Sector-89, Faridabad.

Temp ID : RERA-PKL-587-2019

AND

(vi) Promoter : Ferrous Infrastructure Pvt. Ltd.

Project : "Ferrous City, Phase-I" – Group Housing Colony on land measuring 14.80 acres (FAR 1,04,817 Sq. Mts.) (part of 48.038 acres) in Sector-89, Faridabad.

Temp ID : RERA-PKL-612-2019

AND

(vii) Promoter : ORS Infrastructure Pvt. Ltd.

Project : "Royal Residency" – Group Housing Colony on land measuring 3.456 acres (FAR measuring 35,355.07 Sq.Mts.) (part of 48.038 acres) in Sector-89, Faridabad.

Temp ID : RERA-PKL-625-2019

AND

(viii) Promoter : Heritage Cottages Pvt. Ltd.

Project : "Ozone Square (Zone E & EWS)" Group Housing Colony on land measuring 2.064 acres (FAR measuring 21135.94 Sq. Mts.) (part of 48.038 acres) in Sector-89, Faridabad.

Temp ID : RERA-PKL-633-2019



Present: (i) Sh. Resab Bajaj, Counsel for the applicant/promoters.

(ii) Sh. Sourabh Goel, Counsel for the applicants/promoters

1. District Town Planner (HQ) has forwarded copies of three letters issued Vide Memo No. 3409 dated 08.02.2022 to Ferrous Infrastructure Pvt. Ltd. (Seth Group); Memo No.6111 dated 07.03.2022 to M/s ORS Infrastructure Pvt. Ltd; and Memo No. 6115 dated 07.03.2022 to M/s Heritage Cottages Pvt. Ltd.

In the letters issued to M/s ORS Infrastructure Pvt. Ltd, M/s Ferrous Infrastructure Pvt. Ltd. (Seth Group) and M/s Heritage Cottages Pvt. Ltd. permission for assignment of Joint Development and Marketing Rights have been granted by department subject to following terms and conditions:

1. *That the land-owning company shall not transfer the land for which joint development & Marketing rights have been assigned to you and not violate any condition of license.*
2. *Maximal Infrastructure Pvt. Ltd. shall be solely responsible for compliance of all the provisions of the Haryana Development and Regulation of Urban Area Act, 1975 & Rules, 1976, and also abide by all the terms & conditions of license as well as agreements executed at the time of grant of license till the final completion of the project.*
3. *In case of any advertisement for sale of flats, in the said colony, the name of colonizer must be prominently displayed.*

2. However, it has also come to the notice of the Authority that M/s Maximal Infrastructure Pvt. Ltd. has filed Civil Writ Petition No.4383-2022 in Hon'ble Punjab and Haryana High Court against the approval granted for joint development rights in favour of Ferrous Infrastructure Private Limited, ORS Infrastructure Limited and Heritage Cottages Private Limited. The Hon'ble Division Bench has passed order dated 07.03. 2022 in this CWP, the operative part of which is reproduced below: -



"Notice of motion, returnable for 28.04.2022.

In the meanwhile, it is directed that no 3rd party interest henceforth would be created by the respondents pursuant to the impugned orders at Annexure P-21 and P-23."

The fact of said CWP having been filed and stay order granted by Hon'ble High Court was not brought to the notice of this Authority by Learned Counsels for the promoters.

3. Shri Reshabh Bajaj and Shri Sourabh Goel Learned counsels appearing on behalf of M/s ORS and Heritage requested the Authority to register the project on the basis of Joint Development rights granted by the Town and Country Planning Department.

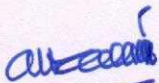
4. Taking note of orders of the Hon'ble Punjab and Haryana High Court Authority decides to adjourn the case to 09.05.2022 for discussing implications of the orders passed by Hon'ble High Court.



LA (Indu)

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. ✓

28/3/22