



HARYANA REAL ESTATE REGULATORY AUTHORITY, 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

Consideration of the applications received by the Authority for Registration of New Projects.

(i) **Promoter : Moringa Developers Pvt. Ltd.**

Project : "Moringa Developers Pvt. Ltd." - Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 5.4875 acres in revenue estate, Village Badli, Sector-29, Karnal.

Temp ID: RERA-PKL-980-2021

Present: Adv. Shobit Phutela and Sh. Shubhnit Hans, Counsel on behalf of the promoter along with Sh. Jyoti Sidana, Authorized representative.

1. This application for registration of the project has been filed by M/s Moringa Developers Pvt. Ltd. who have executed a Joint Development Agreement with landowners M/s Alpha Corp. Dev. Pvt. Ltd. In the said Joint Development Agreement, it has been mentioned that developers will purchase the project land for a consideration of Rs. 14.81 crores. The case was last considered on 10.01.2022 wherein Authority had observed that: -

- i) *"Nothing has been stated whether consideration amount has been paid by the developer-applicant to the landowner in lieu of development and sale of the rights of the project.*
- ii) *In the collaboration agreement, powers to develop the colony, sell plots and execute conveyance deed in favour of the allottees has not been conferred by the licensee landowner in favour of developer company. Power of attorney to the same effect has also not been submitted.*
- iii) *Chartered Accountant Certificate does not show UIDN of the Chartered Accountant."*



2. Since the applicant/promoter has not replied to the aforesaid observations, Authority again directs the applicant/promoter to comply with the above deficiencies and submit their reply.

3. Adjourned to 11.04.2022.

True copy



dm
Executive Director,
HRERA, Panchkula

LA(Shobham)

[Signature]

28/3/22

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