



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

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrapkl-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 28.03.2022.**

**Item No. 169.15**

**(iv) Promoter : Waverly Infrastructure LLP**

**Project : "The Village Business Park" – Industrial Plotted Colony on land measuring 108.006 acres situated in Village Dadauli, Ujhah, Risalu & Siwah, Dist. Panipat.**

**Temp ID: RERA-PKL-979-2021**

1. Authority vide its orders dated 23.02.2022 had conveyed certain deficiencies to the applicant-promoter.
2. Today no one appeared on behalf of applicant/promoter. However, a reply was submitted on 17.03.2022 annexing therewith a copy of final layout plan approved by Town and Country Planning Department. Further, in regard to the observation made on Sr. No. 1(ii) of the order dated 23.02.2022, applicant/promoter has drawn the attention of the Authority towards Clause No. 15.7 of the Collaboration Agreement and also certain other paras of GPA, thereby stating that a combined reading of the clauses amounts to conferring of powers upon the promoters for development of the colony, sale of the plots and execution of the conveyance deed in favour of the allottees.
3. The Authority, however, observes that paras of Collaboration agreement as reproduced below are contradictory to each other;

“3.6 – The Land Owners hereby grant in favour of the Developer and the Developer hereby accepts from the Land Owners the right to develop, market and sell/transfer the Saleable Area in terms of this Agreement. The Space Buyer Agreement as well as the Conveyance deed of the industrial units/space will be signed by the Land Owners along with the Developer.



11.4 – The Land Owners shall provide the Developer and its Representatives with necessary written authorities, power of attorneys authorizing the Developer and its Representatives to sign and execute space/unit buyer agreement of such other agreements(s) in favour of prospective buyer, allottees and for transfer of the rights, title or interest in the Saleable Areas, viz. sale deeds, conveyance deeds or any other lawful deed/agreement in favour of prospective buyers/allottees and to receive consideration/proceeds by way of cheques, pay orders or similar bank instruments, which shall be deposited in the Project Account as stated above.

4. Promoter should either revise the collaboration agreement to clearly confer all powers upon the promoter to develop the colony, sell plots and execute conveyance deeds in favour of the allottees, or they should appear personally on the next date of hearing to convince the Authority regarding conferring of all stated powers upon the promoters. Clear and legible copies of relevant documents should also be brought

5. Adjourned to 18.04.2022.

True copy



*dm*

Executive Director,  
HRERA, Panchkula

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

*LA (Garima)*  
*11/4/22*