



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 01.09.2022.

Item No. 182-SPL-VI

(vi) Promoter : Signature Infratech Pvt. Ltd..

Project : "Shree Krishna Enclave" - Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 7.925 acres situated in Sector 11, Jhajjar.

Temp ID: RERA-PKL-1108-2022

1. This application is for registration of an affordable residential plotted colony being developed over land measuring 7.925 acres in Sector-11, Jhajjar. License No. 86 of 06.07.2022 has been granted by Town and Country Planning Department, which is valid upto 05.07.2027.

2. The license has been granted in favour of 13 landowners in collaboration with applicants M/s Signature Infratech Pvt. Ltd.

3. As per collaboration agreement, 70% of developed land would come to the share of landowners and remaining 30% to the share of developers/promoters. The portions/plots which will come to the respective shares has not been earmarked in the layout plan. In the Collaboration Agreement as well as General Power of Attorney, power to execute conveyance deeds in favour of prospective allottees has not been conferred upon the promoters/developers. Further, in the license itself, it has been mentioned that 5 Kanals 13 Marlas of land is under mortgage, however, promoters have stated that it is free from all encumbrances.

4. Authority orders as follows:-

- i) Respective share of the licensees and the promoters should be marked on the layout plan. Further, who will sell the plots which will come to the share of licensees needs to be stated. It should be clearly mentioned that the



promoters/developers will allot the plots to the landowners after development of the colony and after obtaining part completion certificate.

- ii) A fresh/supplementary collaboration agreement and GPA should be executed vide which all powers for development of the colony, to sell plots and to execute conveyance deeds in favour of allottees should be conferred upon promoters/developers.
- iii) How land measuring 5 Kanals 13 Marlas which is under mortgage will be treated needs to be clarified. Authority observes that mortgaged property cannot be put up for sale. The plots etc. falling on said mortgaged land should be clearly shown so that the same are taken out from the purview of the promoters.
- iv) Address of the person who will operate escrow account has not been mentioned, it should be provided.

5. Adjourned to 10.10.2022.



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2/9/22

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.

LA (shubham)