



**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 06.09.2022.**

**Item No. 183.24**

(xi) **Promoter:** Pandit Harnam Developers Pvt. Ltd.

**Project:** "Pandit Harnam City" - Affordable Residential Plotted Colony under DDJAY on land measuring 5.299 acres situated in revenue estate of Village Pindari, Sector-11, Jind.

**Temp Id.:** RERA-PKL-1069-2022

1. The Authority vide orders dated 01.08.2022 had directed the applicant/promoter to submit Fresh Collaboration Agreement and General Power of Attorney conferring complete powers to sell, market, develop and execute conveyance deeds upon the developer/promoter.

2. In compliance thereof, applicant/promoter vide letter dated 08.08.2022 has submitted fresh GPA which is registered and irrevocable. Further, it also confers complete powers to sell, market, develop and execute conveyance deeds upon the developer/promoter. However, said GPA is executed by 10 landowners/ Licensees out of total 12 landowners. The two landowners who have not signed own 14 kanal- 3 marla land.

Further, promoter has submitted copy of same Collaboration Agreement dated 16.04.2021 which was submitted to the Authority earlier. The said Collaboration Agreement doesn't confer complete powers to sell, market, develop and execute conveyance deeds upon the developer/promoter.

3. A letter dated 23.08.2022 written by two landowners/ licensees namely Mahavir Sharma and Karamvir Sharma has also been received in which they have written that they do not wish to be part of this project and they like their name to be deleted and they have raised objections against grant of registration by the Authority. The applicants have also made allegations against promoters stating that they are wanting to usurp their land.





4. Authority observes that applicant-promoter should resolve their dispute with the landowners who have made representations against registration of the project. Further, after resolving dispute a fresh/ supplementary collaboration agreement should be submitted in which all powers to develop colony, to sell plots and to execute conveyance deeds in favour of the prospective allottees should be irrevocably conferred upon the promoters.

5. Adjourned to 10.10.2022.

True copy



Executive Director,  
HRERA, Panchkula



*LA (Garima)*

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