



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 875 of 2021

HRERA, Panchkula

....COMPLAINANT

VERSUS

GRJ Distributors and Developers Pvt Ltd

...RESPONDENT

**CORAM: Rajan Gupta
Dilbag Singh Sihag**

**Chairman
Member**

Date of Hearing: 30.05.2022

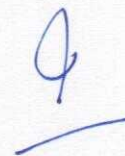
Hearing: 7th

Present: - Mr. Hemant Saini, Ld. Counsel for the respondent.

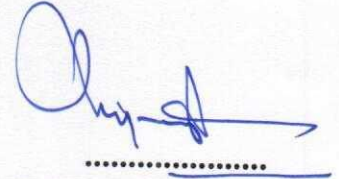
ORDER (RAJAN GUPTA-CHAIRMAN)

1. This Suo motu complaint has been registered for non-furnishing of certain information required for registration of the project named Avalon Rangoli, Dharuhera (Phase-II)", a group housing colony on land measuring 10.343 acres situated in sector-24, Dharuhera, Rewari. On 21.12.2020 vide item no. 120.12, Authority had decided to register the project subject to removal of minor deficiencies in Proforma A-H whereafter registration certificate has to be issued.

2. In compliance of orders of the Authority, respondent-promoter has rectified all the deficiencies except requirement of irrevocable registered power of attorney.
3. In response to the above, Adv. Hemant Saini, learned counsel for respondent sought exemption from submitting registered/irrevocable Power of Attorney since the earlier Power of Attorney was executed in the year 2011 when it was not mandatory to submit registered and irrevocable Power of Attorney. More importantly, the whole project is comprised of two phases and for Phase-1 occupation certificate has already been granted on 27.02.2018 which comprises of tower no. A1, A2, A6,A7,A8 and EWS block. For Phase-2, application for registration of FAR measuring 36696.95 sq. mtrs. has been filed.
4. Keeping in view of averments made by Id counsel for respondent, Authority observes that at this stage no useful purpose will be served by insisting on registered and irrevocable power of attorney. Similar views had been taken by the Authority in certain other matters with similar facts.
5. Learned CTP shall issue the Registration Certificate after getting the requisite amendments done in online proforma A to H.
6. Promoters are directed to obtain separate registration for the commercial pocket measuring 203.740 sq mtrs as and when they decide to advertise /sell.



Disposed of. Files be consigned to record room after uploading orders on the web portal of the Authority.



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RAJAN GUPTA
[CHAIRMAN]



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DILBAG SINGH SIHAG
[MEMBER]

