



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 03.10.2022.

Item No. 186.24

(xii) **Promoter : Amolik Buildcon LLP**

Project: "Aster Woods" an Affordable Residential Plotted Colony under DDJAY on land measuring 30.006 acres situated in the revenue estate of Village Bhupani, Sector-98, Faridabad.

Temp ID: RERA-PKL-1139-2022

Present: Sh. Prahlad Gautam, Representative of promoter company

1. An application dated 27.09.2022 is received under section 4 from M/s Amolik Buildcon LLP for registration of real estate project namely "Aster Woods" for development of an affordable residential plotted colony to be developed on land measuring 30.006 acres in Sector-98, Faridabad. License No. 142 of 2022 dated 20.09.2022 has been granted for the said colony by Town and Country Planning Department, Haryana.

2. On scrutiny of application along with the annexed documents, following deficiencies were observed :-

- a) The registration fee is deficit by Rs. 68,233/-.
- b) Address of person operating the RERA account has not been mentioned in online application REP-I(Part-D).
- c) As per LLP Agreement submitted by the applicant/promoter Sh. Prahlad Gautam is not a partner in the firm, whereas, in online application he has been mentioned as a partner. However, Sh. Prahlad Gautam appearing on behalf of applicant/promoter stated that since, it's a clerical mistake, therefore, same may be corrected.



- d) The license has been granted in favour of Amolik Buildcon LLP(landowner) along with seven other individual land owners in collaboration with Amolik Buildcon LLP. The developer-promoter has submitted 3 Collaboration Agreements (CA) and 3 General Power of Attorney(GPA) executed between the licensees and the applicant promoter.

Details of Collaboration Agreement:-

Sr. No.	Owner	Developer	Registration Date
1	Virender Singh, Niranjn Lal, Hitesh Choudhary, Smt. Rakesh	Amolik Buildcon LLP	08.12.2021
2	Sandeep Khanna		29.11.2021
3	Harbeer Choudhary, Siddharth Partap Singh		02.12.2021

Details of General Power of Attorney--

Sr. No.	Owner	Developer	Registration Date
1	Virender Singh, Niranjn Lal, Hitesh Choudhary, Smt. Rakesh	Amolik Buildcon LLP	08.12.2021
2	Sandeep Khanna		29.11.2021
3	Harbeer Choudhary, Siddharth Partap Singh		02.12.2021

All the Collaboration Agreements are registered and irrevocable, however, does not confer powers to sell, market, develop, book and execute conveyance deeds upon the applicant-promoter. The clause is reproduced as under:-

“Owner shall assist, co-operate, sign and execute all documents, papers, deeds, etc. required or considered necessary by the Developer or some agency, authority or person for the purpose of construction, development, marketing and selling of the said complex including for the purpose of mortgage or sale of the said Land or any structure thereon or any part thereof.”

Further the General Power of Attorney's are registered and irrevocable and confers complete powers upon applicant/promoter to sell, market, develop and execute conveyance deeds in favour of allottees.



3. Adjourned to 21.11.2022 with direction to rectify above mentioned deficiencies and submit a registered and irrevocable collaboration agreements conferring power to execute conveyance deeds upon applicant/promoter. However, if the applicants/promoters submit the said information before next date of hearing, their case be put up before the Authority in its meeting following the submission of information.



True copy

Executive Director,
HRERA, Panchkula

18/11/22

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

LA (Garima)