



**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 21.11.2022.**

**Item No. 190.27**

(xv) **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**

**Present: Dr. Shree Bhagwan, authorized representative of the promoter.**

1. When this matter was heard by Authority on 06.09.2022, following observations were made:-

*"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 would 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."*

2. In compliance of above order of Authority, the promoter vide reply dated 18.10.2022 has submitted copies of registered and irrevocable Collaboration Agreement and General power of attorney conferring all the powers to develop, sell and execute conveyance deeds to the promoter. The promoter had further stated that company has no dispute with 2 landowners i.e. Mahavir Sharma and Karamvir Sharma and the fresh collaboration agreement and general power of attorney have been made with the consensus of all 12 landowners. Vide another reply dated 10.11.2022, the promoter has submitted a layout plan duly earmarking the share of plots which will be allotted to the individual landowners.

3. The documents submitted by the promoter have been examined by the Authority and it is observed that Gyani Ram is not a signatory in the revised collaboration agreement and general power of attorney. The authorized representative of the promoter was duly informed of this observation during the proceedings and he submitted an attested copy of the collaboration agreement and power of attorney with the thumb impression of Gyani Ram.

4. In view of the above, Authority decides to register the project subject to following conditions:-

- I Promoter shall submit a copy of demarcation plan, zoning plan and service plans to the Authority immediately after their approval by Town & Country Planning Department.
- II Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.2118 Acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket.





III That following plots coming to the share of landowners cannot be put to sale by the promoter:-

S. No.	Landowner(s)	Plots belonging to landowners.		Total
		Block Nos.	Plot Nos.	
1	Mahavir	E/5 & G/2	Plot No. 26-30, 58,59	7
2	Karambir	E/5 & G/2	Plot No. 31-35, 60,61	7
3	Rishi Ram	A/1, C/2 & E/1	Plot No. 2,36,86,87,42	5
4	Dharambir	A/1, C/2 & E/1	Plot No.3,84,85,43	4
5	Ram Meher	A/1, C/2 & E/1	Plot No.4,82,83,44	4
6	Shribhagwan	A/1, C/2 & E/1	Plot No 1,88,89,31	4
7	Bishamber Dutt	B/1 & E/2	Plot No 8,36,37	3
8	Gyani Ram	B/1 & E/2	Plot No 9,34,35	3
9	Baljeet	B/1 & E/2	Plot No 10,32,33	3
10	Ramniwas	B/1 & E/2	Plot No 7,38,39	3
11	Ravikant Gaur	C/1 & E/2	Plot No 40,41,90	3
12	Amit Gaur	D/1, D1/1, D2/1	Plot No 20-22	3

5. Disposed of. File be consigned to record room.

True copy

Executive Director,  
HRERA, Panchkula



20/11/22  
(A/Shubham)

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