



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 21.11.2022.

Item No. 190.27

(vi) **Promoter :** Umang Realtech Pvt. Ltd.

Project : "Summer Palms" - Group Housing Colony on land measuring 12.126 acres in Sector-4-A, Village Kasar, Bahadurgarh, Jhajjar.

Temp ID: RERA-PKL-34-2018

Present: Sh. T.S. Khaira, Learned counsel for IRP, along with Sh. Gaurav Tangri, counsel for Karni Infrastructure and Property Pvt. Ltd.

1. Today, Sh. Khaira, Ld. Counsel for IRP appeared and apprised the Authority that Karni and Umang Realtech Pvt. Ltd. had entered into a collaboration agreement dated 12.09.2011 in terms whereof it was decided and agreed that Umang Realtech shall develop and construct this group housing colony on land measuring 12.126 acres in Sector 4-A, Village Kasar, Bahadurgarh, Jhajjar.

2. Now, counsel for both companies submitted that owing to initiation of CIRP against the promoter, Karni and promoter have devised a mechanism whereunder it is agreed that all existing arrangements for development of project would stand cancelled and Karni Infrastructure and Property Pvt. Ltd. (who is the original land owner) shall exclusively take over all the responsibilities for development and completion of the project and shall be solely responsible to undertake the construction and development of the project. In view of above, Authority observes as follows:-

- i. As the development shall be undertaken by Karni, consent of 2/3rd allottees along with NoCs is required.



- ii. Authority advises the promoter to obtain fresh clarification from Director Town & Country Planning Haryana recognizing Karni Infrastructure & Property Pvt. Ltd as a licensee/developer.
 - iii. A clarification whether the assets of the present project at Bahadurgarh are under the purview of the NCLT.
3. Applicant/ Promoter should submit aforesaid information before the next date of hearing.
 4. Adjourned to 05.12.2022. If applicant/promoter submits the above information earlier, their application will be taken up for consideration by the Authority in its meeting following the date of such submission.



30/11/22
LA (Shubham)

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.