



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 31.10.2022.

Item No. 189.09

(ii) Promoter Name: Maximal Infrastructure Pvt Ltd
Project Name: "Maximal" Group Housing Colony on land measuring 48.038 Acres in Sector-89, Faridabad.
Temp ID: RERA-PKL-587-2019
Present: Sh. Deepak Aggarwal, Counsel for the applicant/promoter

AND

Promoter Name: ORS Infrastructure (P) Ltd
Project Name: "Royal Residency" Group Housing Colony on land measuring 3.456 acres (FAR measuring 35,355.07 Sq.Mts.)(part of 48.038 acres) in Sector-89, Faridabad
Temp ID: RERA-PKL-625-2019
Present: Sh. Sourabh Goel, Counsel for the applicant/promoter

AND



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Promoter Name: Heritage Cottages (P) Ltd
Project Name: "Ozone Square Zone-E & EWS" Group
Housing Colony on land measuring 2.064
acres(FAR measuring 21135.94 Sq.
Mts.)(part of 48.038 acres) in Sector-89,
Faridabad.
Temp ID: RERA-PKL-633-2019
Present: Sh. Sourabh Goel, Counsel for the
applicant/promoter

1. The Authority in this case has passed a detailed order on 09.05.2022.
2. Shri Sourabh Goel, learned counsel appearing for applicant promoter vehemently argued that letter dated 07.03.2022 has been written by Town & Country Planning Department to M/s ORS Infrastructure Pvt. Ltd. and M/s Heritage Cottages Pvt. Ltd. granting them permission for "Assignment of Joint Development and Marketing Rights" for land area measuring 3.4568 acres (FSI 5.0 acres); and 2.0643 acres (FSI of 3.00 acres) respectively. Said permission was granted by department under policy dated 18.02.2015. Citing said permission, learned counsel Shri Sourabh Goel requested for registration of their project.

However, Sh. Deepak Aggarwal appearing on behalf of M/s Maximal Infrastructure Pvt.Ltd. stated that since CWP No.4383 of 2022 against decision of the department in granting Joint Development and Marketing Rights to M/s ORS Infrastructure Ltd.and Heritage Cottages Pvt.Ltd. is pending before Hon'ble High Court and the same is listed for hearing on 09.11.2022, therefore, the matter may be adjourned awaiting the said orders.



2. The Authority observes that vide its orders dated 09.05.2022 it reiterated and recommended that a committee of senior officers should be constituted to understand the ground situation and make recommendation for a creative solution to the problem. In furtherance of the same, copy of the order was also sent to the Secretary to the Government Haryana, Town & Country Planning Department as well as Director, Town & Country Planning Department, Haryana for appropriate action.

3. Since, neither reply has been received from the DTCP nor satisfactory reply has been submitted by the promoter, moreover, the dispute between M/s ORS Infrastructure (P) Ltd and Heritage Cottages (P) Ltd with M/s Maximal Infrastructure (P) Ltd. pending before Hon'ble High Court which is listed on 09.11.2022, therefore, Authority decides to adjourn the matter to **21.11.2022**.



LA (Lainma)
7/11/22

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.