



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 05.12.2022.

Item No. 192.14

(iv) Promoter : M/s Samyak Properties and Infrastructure Pvt. Ltd.

Project : "Saffron Grand" an Affordable Plotted Colony on land measuring 5.645 acres situated in the revenue estate of Village Rathdana, Sector-33, Sonipat.

Temp ID: RERA-PKL-1146-2022

Present: Sh. Subodh Saxena, representing without Authority.

1. The Authority vide its orders dated 31.10.2022 observed as follows:-

"....."

a. *The license has been granted in favour of an individual land owner along with M/s Samyak Properties and Infrastructure Pvt. Ltd. who have executed a collaboration agreement and General Power of Attorney in favour of applicant/promoters M/s Samyak Properties and Infrastructure Pvt. Ltd. The General Power of Attorney as registered and irrevocable and confers powers to execute conveyance deeds in favour of allottees, however, it does not confer powers to develop, market and sell the plots upon applicant/promoter.*

b. *Charges of Rs. 3.5 Cr. as secured loan has been created by the applicant-promoter. The promoter needs to clarify whether the project land has been mortgaged against these charges?*

c. *The license has not been entered into revenue records.*

2. In compliance thereof, applicant/promoter has submitted a reply dated 23.11.2022 wherein a registered and irrevocable General Power of Attorney has been submitted conferring complete powers to develop, market, sell the project and execute conveyance deeds upon applicant promoter.

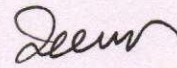


Further, the applicant/promoter has stated in the reply that the project land is free from encumbrances and there is no charge on the said project land.

However, the applicant/promoter has not submitted a copy of the Jamabandi showing the entry of license in the revenue record.

3. Taking note of the above, Authority adjourns the matter to 16.01.2023 with directions to submit the said copy.

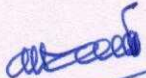
True copy



Executive Director,
HRERA, Panchkula



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


12/12/22

LA (Sudhanshu)