



**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 23.01.2023.**

**Item No. 197.16**

(xv) **Promoter :** Mapsko Builders Pvt. Ltd.

**Project :** "Mapsko ASPR Greenz" - Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 16.48 acres situated in the revenue estate of Village Liwan, Sector 35, Sonipat.

**Temp ID:** RERA-PKL-1184-2022

**Present:** Sh. Jyoti Sidana, on behalf of promoter.

1. When this matter was last heard by the Authority on 26.12.2022, the promoter was advised to mark the disputed land on the layout plan so that decision on the registration could be taken. Vide reply dated 18.01.2023, the promoter has stated as under:-

*"That the Civil Suit bearing number no- CS-1923 of 2022 relates to partition order passed by Tehsildar Sonipat in Case no – 44/TEH in 2017 in respect of land comprised in Rect-15, Killa No. 13/2 (3-0). The Orissa Infrastructure Pvt. Ltd. filed an application for partition of the above mentioned land in the year 2016 as per their share. The mother of plaintiff and other co-sharers had joined partition proceeding before Tehsildar Sonipat. The order of partition was passed by Tehsildar Sonipat and as per order the Orissa Infrastructure Pvt. Ltd. became the owner in possession of 2 Kanal 4 Marlas. Similarly the mother of plaintiff namely Smt. Maya become owner in possession of 10 Marlas and other co-sharers Rajbanti and*





*Parveen became the owner in possession of 6 Marlas as per their share. A mutation bearing No. 1812 was entered in this regard in the revenue record on 30.09.2019. After issuance of partition order in 2017, no one had challenged the partition order issued by Tehsildar, Sonipat. Mapsko Builders Pvt. Ltd. had purchased the mentioned subject land of 2 Kanal 4 Marlas from Orrisa Infrastructure Pvt. Ltd. in the year 2022 which was in its exclusive possession as an owner and the land under the subject is a part of layout plan of the colony."*

The promoter has marked the area in question on the layout plan approved by the DTCP highlighted in orange color falling in the area of the land being subject matter in said civil suit and has stated that the same shall not be sold to any third party till the decision in the matter by the Hon'ble Court. Since license is issued to the promoter subject to outcome of the Civil Suit no 1923/2022 titled as Sh. Vijay and others vs Orrisa Infrastructure Pvt. Ltd and other sub-judice in the Ld. Civil Court, Sonipat therefore, the Authority deems it appropriate to freeze the disputed plots until the decision of the Hon'ble Court.

2. Other deficiencies pointed out by the Authority have also been rectified by the promoter vide reply dated 18.01.2023. The promoter has also stated that they have inadvertently mentioned the date of approval of building plans as 15.12.2022. The same may be allowed to be got corrected from the IT Cell of the Department.

3. 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 approved in respect of commercial pocket measuring 0.660 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 plots falling in Rect-15, Killa no- 13/2 (3-0) as shown in the enclosed layout plan shall not be sold by the promoter until the decision of Hon'ble Court (s).

IV. Correction in date of approval of building plans is allowed. Ld. CTP to take further necessary action.

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



True copy

Executive Director,  
HRERA, Panchkula

*all done*  
*31.1.23.*

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

LA (Shubham)