



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

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Subject: Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 02.01.2019.

Item No. 35.12

Consideration of the applications received by the Authority for Registration of New Projects.

The Authority considered the following applications for registration of projects:-

- v. Dhingra Jardine infrastructure Pvt. Ltd. - Project "California Country" situated in sector-80, Faridabad.**

This application had earlier came up for hearing before the Authority on 26.11.2018 when certain observations were conveyed to the promoter. Subsequently some additional information has been submitted by the promoter vide his letter dated 21.12.2018, which has been considered by the Authority.

After examination of the matter, the Authority observes as follows:-

- a) This project was supposed to be completed by December 2015 but the same has not been completed till date. Out of 687 apartments in whole of the colony, 656 have already been booked/ sold. The project is already delayed by nearly 4 years. The applicant has not stated clearly how much money is required for completion of the project and how will that may be arranged. The details thereof should be submitted along with the likely cost of the development works.
- b) In the investment plan for completion of the project it has been stated that the amount of Rs. 74.93 crores will be invested for this purpose, which is to be financed by way of existing inventories of Rs. 12.24 crores and another Rs. 62.69 crores to be collected from the customers.



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In the circumstances of the case, it may be a tough task to collect the additional money from the customers. A monthly plan of action along with monitoring mechanism for building confidence of the customers and for receiving the dues from them should be prepared by the applicant in consultation with the allottees or the association of the allottees if any.

- c) The original application and the supplementary application has been examined by the Authority and observes that the signatures of the Director Shri Binod Kumar do not tally. This needs to be clarified by the applicant.
- d) The Authority deems it appropriate to direct the applicant to organize a meeting with all the allottees for preparing a detailed plan of action. The applicant shall organize a meeting within a period of 15 days and submit a detailed report along with other information to this Authority by 28.01.2019 and the matter shall be heard on 04.02.2019. Senior officials of the applicant company should remain present.
- e) A final plan of action for construction of the building and for collection of the money from the allottees should be submitted to the Authority. This Authority will hear the applicant and representatives of the allottees' association and thereafter consider grant of registration certificate with the appropriate conditions so as to secure the rights of the allottees.

CTP may ensure that this order is uploaded on the website and the applicant is informed by SMS and e-mail as well. Law Associate should also ensure that the suitable intimation is sent to the applicant by post as well.



True copy

Executive Director,
HRERA, Panchkula

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

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