



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 16.01.2023.

Item No. 196.27

(xviii) Promoter : M/s Adore Propbuild LLP

Project : "Adore Smart City 2" an Affordable Residential Plotted Colony under DDJAY on land measuring 10.20 Acres situated in the revenue estate of Village Kherikalan, Sector-97, Faridabad.

Temp ID: RERA-PKL-1168-2022

1. When the matter was last heard by the Authority on 05.12.2022, following observations were conveyed:-

- a. *The license has been granted in favour of Kartar Singh and Sons (HUF) in collaboration with Adore Propbuild LLP. The developer-promoter has submitted Collaboration Agreements (CA) and General Power of Attorney(GPA) executed between licensee/landowner and the applicant/promoter. The General Power of Attorney is registered and irrevocable, and confer powers to execute conveyance deeds upon the applicant-promoter, however, it does not confer power to market and sell the plots upon the applicant/promoter.*
- b. *The shareholding of plots between landowner/licensee and applicant/promoter as mentioned in collaboration agreement has not been marked on the layout plan. The same should be marked. A joint undertaking be submitted showing such shareholding.*
- c. *The applicant/promoter has not submitted financial statements for the year 2021-2022. The same should be submitted.*

2. Now, vide reply dated 27.12.2022, the promoter has complied with the observations.



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 in respect of commercial pocket measuring 0.408 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 following plots coming to the share of landowners cannot be put to sale by the promoter:-

S. No.	Type	Plot No.	Total Plots	Total area (in Sq. Yards)
1.	A	3 &4	2	333.66
2.	B	17-42	26	3376.2794
3.	C	69-94, 119-144	52	6643.4524
4.	D	174-186	13	1925.7446
5.	F	199-210	12	1549.5912
				13828.72



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.

LA (Gndu)

Produ
25/01/23

