



**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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**Subject: Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 04.02.2019.**

**Item No. 40.6**

- ii. **Promoter - VPN Real Estates Pvt. Ltd.  
Project - "Ganpati Smart City" Residential Plotted Colony on land  
measuring 26.52 Acres in Sirsa.**

The application for registration of a Residential Plotted Colony on land measuring 26.52 Acres situated in Sirsa namely; 'Ganpati Smart City' came for consideration of the Authority.

The Authority observed that the land of the project over which this colony is developed is owned by nine landowners. A group of three land owners namely; Aditya, Abhishek and Anirudh, owns the major piece of land measuring 17.33 acres and rest of the land belongs to the other land owners. There is a collaboration agreement between the landowners and the developer namely; VPN Real Estate Pvt. Ltd. who is also the applicant in the present case. M/s VPN Real Estate Pvt. Ltd., the applicant/ developer does not own any part of the licensed land. The collaboration agreement is neither registered nor an entry has been made in the revenue record.

As per the said collaboration agreement, certain portions of the developed land are to be allotted to the land owners. A perusal of the documents submitted by the applicant reveals that share of the developed land to be allotted to each of the land owner has not been marked on the layout plan. No declaration/ statement has been made with regard to the allotment of developed land to the land owners. Further, there is a deficit fee of Rs.67,245/-. Since, it is an ongoing project, there is delay in filing the application for registration of the project.



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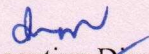
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The Authority after deliberations decided as under:

- a. That the collaboration agreement should be got registered with the sub-registrar. Alternatively, the land of the project should be got entered in the revenue record so that no land owner is able to dispose of his/ her share of the land of the project.
- b. Since, the applicant/ developer is not the land owner, he would have no right to execute conveyance deed of the plots/ dwelling units in favour of the allottees. Therefore, a proper agreement or an undertaking duly registered with the revenue authorities conforming full rights in favour of the applicant developer to execute the deed of conveyance in favour of the allottee is to be furnished. The land owners should give irrevocable authority to this effect in favour of the applicant/ developer.
- c. The deficit fee of Rs. 67,245/- shall be deposited before the next date of hearing.
- d. A notice shall be issued under Section-59 of the RERA Act on account of delay in filing the application for registration of the project.
- e. The Authority further decided that the applicant/ developer should appear before the Authority along with the relevant information on the next date of hearing. The case be listed on 25.02.2019.

True copy

  
Executive Director,  
HRERA, Panchkula

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



