



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 11.02.2019.

Item No. 41.5

- iii. **Promoter - Dhingra Jardine Infrastructure Pvt. Ltd.
Project - "California Country" Group Housing Colony on land
measuring 10.38 acres situated in Sector-80, Faridabad.**

This application for registration of the captioned project was earlier considered by the Authority in its 38th meeting held on 21.01.2019, wherein the following decisions were taken;

"...After examination of the matter, the Authority observed that the application for registration of project namely "California Country" has been filed by Sh. Binod Jha Authorized signatory of M/s Dhingra Jardine Infrastructure Pvt. Ltd.

It has also come to the notice of the Authority that the Promoter/licensee has expired. It is not known whether after the expiry of the Promoter, Sh. Binod Jha still remains the Authorized Signatory/ Managing Director/ Director of the company or whether his legal heir/ heirs are in the process of taking over the said licensed land? To know the above, the Authorized signatory Sh. Binod Jha should appear before the Authority on 11.02.2019, thereafter the matter will be proceeded further."

None appeared on behalf of the promoters.

CTP informed that a representation dated 28.01.2019 has been received from California Country Allottees Welfare Association, wherein, they have informed that they are a society registered under Haryana Registration and Regulation of Societies Act 2012 and the main objects of the said association are to protect the collective interest of the registered members of the association. They have mentioned that there is a delay of about 6-8 years in handing over the possession





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of the said flats. Though substantial amount has been paid but no works are being executed by the developers/ promoter as on date.

They have also informed that an FIR No. 192 dated 13.11.2017 has been registered by the Economic Offences Wing, Delhi. Another FIR No. 1314 dated 2017 has also been filed with the Faridabad Police and a criminal case No. 214 of 2019 is registered against the promoter. Further, a complaint No. CC/3818 of 2017 has been filed before the National Consumer Disputes Redressal Commission, New Delhi which is listed for hearing on 28.02.2019. The Association has requested that the interest of the allottees may be protected by the Authority.

Sh. Manveer Singh Oberoi (Power of Attorney holder) along with a few allottees appeared before the Authority. Sh. Manveer Singh Oberoi informed that Sh. Binod Jha, who is Director/ Authorized Signatory of the promoter company is not traceable. He submitted a copy of General Power of Attorney executed on 28.03.2018 by Sh. Virendra Dhingra S/o Late Sh. Laxmi Chand Dhingra who was Director of the company, authorizing Sh. Manveer Singh Oberoi to appear, act and represent in the offices of the Central Government, State Government and other departments and to execute various documents including conveyance/ sale deeds of the properties in the said project and to receive payment and handover possession of the dwelling units and also to take further necessary steps on his behalf.

Mr. Oberoi also informed that they had executed separate agreements with 376 nos. of flat Buyers for completing the unfinished portion of the units/ common areas at an additional cost of Rs.495/- per sq. ft. The flat buyers who were present in the meeting also informed that they had booked the flats and paid considerable amount to the promoters but were not able to get possession of the flats and thus suffering for the last about 7-8 years. They also informed that they





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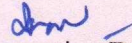
were agreeable to remit the additional amount at the rate of Rs.495/- per sq. ft. of their flat area as agreed upon between the contractors and majority of the flat owners. The flat owners also constituted a separate Welfare Association under the name and style of California Country – Flat Buyers Welfare Association (Regd.), whose Secretary was also present in the meeting.

After hearing, the contractor/ power of attorney holder as well as the office bearers of the Flat Owners Association, the Authority directed the contractor/ power of attorney holder to submit the following;

- a) an economic matrix showing as to how the contractor/ power of attorney holder would complete the remaining project and arrange funds for the same;
- b) a list of the allottees who had booked the flats in the project and are agreeable to deposit the additional amount at the rate of Rs 495/- per sq. ft., duly certified by the President and Secretary of the Flat Owners Association;
- c) a copy of the application submitted to the office of Town and Country Planning Department Haryana, for renewal of license;
- d) a copy of the application submitted to the Town and Country Planning Department Haryana, for approval of service plan/estimates.

The above documents shall be submitted within a weeks' time and the case be listed on 18.02.2019.

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.



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