



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

Subject: Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 18.03.2019.

Item No. 45.7

(x) Promoter : Parsvnath Developers Ltd.

Project : "Parsvnath Paliwal City Panipat" – Plotted Colony on land measuring 162 acres in Sector-38 & 39, Panipat.

This is an application for development of 162 acres of land by M/s Parsvnath Developers Limited. The project is named "Parsvnath Paliwal City, Panipat. M/s Parsvnath Developers and group of land owner /licensees had entered into a collaboration agreement on 19.10.2006. An application in respect of this project had been earlier received in the year 2017-18 also which was considered by the Authority on several occasions. The Authority had also passed detailed orders on each date. All those orders shall be read as part of this order.

Today, representatives of the developer company, namely, S/Shri Bharat Bhushan Wadhwa, Additional Vice President of the company, Vijay Saini, Deputy Manager of the company & Mohd. Suhail, Senior Executive of the company are present before the Authority. They stated as follows:-

- i) License of the project has been renewed by the Town and Country Planning Department upto 30.03.2019.
- ii) Another application is being filed for further renewal of the license. Accordingly, renewal of the license may take another two months, therefore, this matter may be listed thereafter.
- iii) As per collaboration agreement between the licensee/landowner and the developer 60% of developed area is to come to the share landowner/licensee and 40% to the developer. Accordingly, 440 plots come in the share of



landowner/licensee for marketing and sale purpose and the remaining 268 plots to the share of applicant/developer. Out of 268 plots, applicant/developer have already sold 249 plots and some of the villas construction work is going on.

- iv) Infrastructure in respect of the entire colony has partially been laid and rest of the work will be completed by March, 2020. They have already got the service plans approved from the Chief Engineer, HSVP and the same have been submitted to the Town and Country Planning Department.

The submissions made by the representatives of the applicant/developer were considered by the Authority and it was observed as under:-

- i) That this project was launched by the applicant/developer in the year 2007 and the possession was supposed to be given by 2009, therefore, 249 allottees of this project have been suffering badly because the developers have repeatedly failed to meet their commitments made to their allottees. Now, before registration of the project, applicant/developer should fulfill following requirements:-
- a) Licensee shall get the license renewed till March 2020, i.e. project completion date.
 - b) Duly approved service plans estimate shall be submitted before the Authority.
 - c) A monthly schedule of undertaking construction work of the infrastructure shall be presented before the Authority.
 - d) A tentative date for obtaining part completion of the project shall be submitted.
 - e) The landowner/ licensee shall not sell any plot to any person without getting separate registration in respect of the project coming into their share.




- f) Since, the license has become the allottee of the 440 plots, the license fee by the applicant shall be deposited in respect of the entire colony.
- g) In order to protect interest of the allottees, before registration of the project, the said project shall be got inspected from the expert agency by the Authority.

Representatives of the applicant/promoter requested for two months time to come back to the Authority after fulfilling the above requirements.

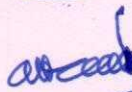
Case is adjourned to 20.05.2019.

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.


25/3/19.
LA (Divya)