



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 13.03.2023.

Item No. 203.13

(ii) Promoter : ARV Builders

Project : "Alaknanda Avenue" an Affordable Residential Plotted Colony under DDJAY 2016 measuring 11.15 acres situated in the revenue estate of village Uchana, Sector-45, Karnal.

Temp ID: RERA-PKL-1120-2022

1. The matter pertains to the registration of project namely "Alaknanda Avenue" an Affordable Residential Plotted Colony on land measuring 11.15 acres situated in the revenue estate of village Uchana, Sector-45, Karnal. License No. 104 of 2022 dated 28.07.2022 has been granted for the said colony by Town and Country Planning Department, Haryana, which is valid upto 27.07.2027.

2. During the last hearing held on 28.11.2022, Authority had made the following observations:

- a) *License in this case has been granted to ARV Builders alongwith six individual land owners in collaboration with ARV Builders who have executed collaboration agreements and Special Power of Attorneys' with other licensee/landowners. The Collaboration agreement is though registered and irrevocable and confers powers to develop/construct, market and sell the said project, however, does not confer powers to execute conveyance deeds upon applicant/promoter. Moreover, the consideration which will flow to the co-licencee/landowners has neither been mentioned in the collaboration agreement nor in Special Power of Attorney. Therefore, the consideration which will flow to the co-licencee/ landowners need to be specified by the applicant-promoter.*



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3. The promoter vide reply dated 10.03.2023 has informed that License No. 104 of 2022 has been granted for an area measuring 11.15 acres (89K-4M) out of which ARV Builders are licensee/ landowners of (30K-0M) and sale deed of land measuring (50K-6M) belonging to Sh. Sandeep, Karan and Kunal has been executed vide Vasika No. 9241 dated 07.02.2023, hence they have rights to develop, sell and execute conveyance deeds.

4. They have also submitted a fresh GPA giving powers of (0K-17M) belonging to Sh. Meena Devi. The promoter has requested the Authority to issue the Registration certificate of an area measuring 10.14375 acres and the area 1.00625 acres (8Kanal-01 Marla) may be kept on hold.

5. The Authority is of the view that the Promoter should either have powers to advertise, market, sell and execute conveyance deed of land measuring (50K-6M) belonging to Sh. Sandeep, Karan and Kunal through a registered/ irrevocable Collaboration Agreement/ GPA or get the licence transferred in their favour.

The Authority will consider the case after all the powers to advertise, market, sell and execute conveyance deed are with the Promoter.

6. Adjourned to 15.05.2023.

True copy

Executive Director,
HRERA, Panchkula



LA (Parul)
20/3/23

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