



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 01.04.2019.

Item No. 47.9

Consideration of the applications received by the Authority for Registration of New Projects.

(i) Promoter - M/s Ansal Properties and Infrastructure Ltd.

Project - "Sector Road SCOs" Commercial Colony on land measuring 2.106 acres situated in Sector-63, Sonipat.

It is a new project. After examination, the Authority observed following deficiencies in the application which are required to be completed for registration of the Project.

- a) There is deficit Registration fee of Rs. 81,294/-.
- b) The certificate issued by the Chartered Accountant is not in proper format and same should contain the statement relating to delay in payment of debt liabilities against the promoter company till the year 2018-19. Further, Balance Sheets of the company for the last years are not annexed to the application.
- c) There is a collaboration agreement between the landowner, licensee and the developer but that agreement does not contain the details of the land on which the project shall be developed. The collaboration agreement produced before the Authority is a general kind of agreement in which the landowner will keep acquiring the land for the developer and the developer shall develop the said land. Such agreement will not enable the developer to conveyance the properties





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to the allottees. The applicant should produce before the Authority a separate registered collaboration agreement for development of the colony on the licensed land measuring 2.106 acres. They will also execute an irrevocable Power of Attorney in favour of the developer inter-alia conferring powers upon the developer to conveyance the land in favour of the allottees.

- d) An entry should be made in the revenue record about the project to be developed on said piece of land.
- e) The Memorandum of Association and Article of Association not annexed. Copies of the same should be provided.
- f) An application for renewal of license should also be filed in the office of Town and Country Planning Department because license is expiring in next few months.

Adjourned to 22.04.2019.

True copy



LA (Arti)
8/4/19

[Signature]
Executive Director,
HRERA, Panchkula

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