



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

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**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**

**(ix) Promoter : Parsvnath Developers Ltd.**

**Project : "Parsvnath City Rohtak" – Plotted Colony on land measuring 118.188 acres situated in Sector-33 & 33A, Rohtak.**

The matter regarding registration of the project came up before this Authority on several occasions earlier. Detailed orders had been passed on 20.03.2018, 11.04.2018, 19.06.2018 and 30.07.2018. Those orders shall be read as part of this order.

Certain directions were given to the Town and Country Planning Department with an object to get the revised plans of the project approved, so that more than 700 allottees who have deposited more than 90-95% of the sale consideration of their plots could be given possession of their units. The allottees have not been given possession for the reasons that the license of the applicant/developer's project has not been renewed by the department and consequently the revised layout plan have not been approved.

This Authority is of the opinion that matter of recovery of EDC and other dues and renewal of license etc. are the issues to be resolved between the department and the developers. In a situation, when the 3<sup>rd</sup> party interest have been created the colony substantially now belongs to the allottees. For resolving the issues of EDC and other dues etc, the allottees cannot be made to await end-lessly. Against aforesaid orders of the Authority, the department had gone for appeal before the RERA Appellate Tribunal. Representatives of the developer company states that Hon'ble Tribunal had earlier stayed the operation of the orders of this Authority, but that stay order has now been vacated and the



department has been directed to take action in furtherance of the directions issued by this Authority.

Now, Town and Country Planning Department have to submit before this Authority the actions taken by them in furtherance of the orders of the Authority and to present a plan of action for approving revised plans of the colony to enable the developer to offer possession to the allottees. Representatives of the developer company also states that they will apply for renewal of license after taking the benefit of new EDC Policy. They further state that they have not yet filed an application for the reason that either the State Government may refund the excess amount already paid by the applicant company or it may be adjusted against the dues to be paid by the applicant/developer.

An assurance in this regard had been made by the Managing Director of the applicant/developer company before this Authority that will apply for removal of license under the new policy of the State Government. Nothing appears to have been done by the developer/applicant in this regard. They shall explain their position to the Authority on the next date of hearing. Managing Director of the company or a Senior Representative of the company who has the powers to give specific commitments shall be present to explain their position on the next date of hearing.

Along with the reply of the Town and Country Planning Department, a senior representative shall also be present before the Authority to explain the stand of the State Government.


A copy of this order along with operative part of the earlier orders be sent to the Secretary, Town and Country Planning Department with a request that a considered stand of the department may be presented before the Authority for approving revised plans of the colony and renewal of license with an objective to handover the possession to the allottees at the earliest. If the applicant developer continues to default, then action for taking over the colony should



be initiated and the balance of EDC, etc. dues may be recovered from the developer as per law in due course of time.

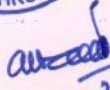
Adjourned to 08.04.2019.

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 (Savita)