



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 17.04.2023.

Item No. 208.17

(iv) Promoter: Aagya Enterprises Pvt. Ltd.

Project: "Aagya Enterprises" an Affordable Residential Plotted Colony under DDJAY 2016 on land measuring 9.418 acres situated in the revenue estate of village Tajupur, Sector-97, Faridabad.

Temp ID: RERA-PKL-1222-2023

Present: Shri Jyoti Sidana Representative on behalf of applicant/ promoter.

1. When this matter was last considered by the Authority on 27.02.2023, the Authority had observed the following :

- a. *Collaboration agreement does not confer powers to execute conveyance deeds.*
- b. *General Power of Attorney is registered and irrevocable, however does not confer powers to the promoter to market, sell, advertise and execute conveyance deeds.*
- c. *CA Certificate is not in order. CA certificate mentions only about non-default in case of loan liabilities and not of statutory liabilities.*
- d. *Landowners share as per the Collaboration Agreement should be specifically marked on the Layout plan and a joint undertaking specifying such division between the promoter and owners should be submitted.*
- e. *There are open charges of Rs. 3.70 crores as per MCA website, it needs to be specified if the above land is not mortgaged against the said loan;*
- f. *Promoter should submit an affidavit specifying that BBA is as per Rule 8.*

2. In furtherance of the orders of the Authority, applicant/promoter vide reply dated 11.04.2023 has complied the above observations. However, the Authority directed the



promoter to as to who will maintain the escrow account and how will 70% of the amount collected from the allottees be transferred to the said account.

3. Adjourned to 05.06.2023 to clarify the above.

~~allotted~~
20/4/23
LA (Indu)



True copy

Executive Director,
HRERA, Panchkula

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