



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

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 22.04.2019.**

**Item No. 49.9**

**(vii) Promoter : Shrishti Infradevelopers Pvt. Ltd.**

**Project : "The Plannets" – Residential Plotted Colony on land measuring 5.176 acres in Sector-3 & 4, Rohtak.**

The application for registration of a residential plotted colony on land measuring 5.176 acres in district Rohtak came up for consideration and the Authority observed: -

1. That the earlier license was issued by the Town & Country Planning Department for developing a group housing colony which was later converted into Residential plotted colony under DDJAY scheme. The promoter has submitted a copy of the collaboration agreement which states that after developing the Project the developer shall provide 83 no. of three BHK apartments measuring 1640 sq. ft. each to the owner and the rest of the apartments shall remain with the developer.
2. However, since the owner has subsequently converted the Group Housing Scheme into a DDJAY Scheme and has submitted an addendum dated 22.02.2018 registered on 15.03.2018 mentioning the change in the nature of the Project from Group Housing to Plotted Colony, but it does not clarify the shares of the respective parties in the plotted colony, therefore, shares of the respective parties are not clear.



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3. Sh. Jyoti Sidana, representative on behalf of the promoter states that the share of the owner would be 28 residential plots. Remaining plots and commercial area shall come to the share of the developer. He also informed that an affidavit to this effect is being submitted.
4. The Authority directed Sh. Sidana to submit an additional registered collaboration agreement in the next 30 days duly showing the distribution of developed land between the owner and the developer because a registered Collaboration agreement cannot be amended by an affidavit. The said distribution of plots be also indicated on the layout plan/ demarcation plan.
5. A joint undertaking be also submitted by the licensee and the promoter to the effect that promoter's obligation for fulfilling condition regarding allotment of the owner share in the developed land, will not cause any hurdle in respect of the promoter's right to deliver possession and to execute conveyance deed in favour of the allottees.
6. An entry of the latest collaboration agreement in the revenue record shall also be made.
7. Adjourned to 20. 05.2019.

True copy



*[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.

*[Signature]*  
26/4/19  
LA (Savita)

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