



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

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 08.05.2023.**

**Item No. 211.12**

(vi) **Promoter: Mahi Buildcon Pvt. Ltd.**

**Project: "TARANG RESIDENCY PHASE II" an affordable residential plotted colony under DDJAY-2016 on land measuring 10.043 Acres situated in the revenue estate of Village Palwal, Sector 07, Palwal.**

**Temp ID: RERA-PKL-1250-2023**

1. When this matter was last heard by the Authority on 27.03.2023, following deficiencies were observed:-

- i. *In Form REP I Part-B, the promoter has mentioned "Yes" in the column relating to "Is the applicant owner-licencee of the land for which the registration is being sought?". The same is incorrect. As soon as the promoter mentions "Yes" in the column, he is exempted from the remaining columns which are required to be filled in this case. Gist of collaboration agreement and power of attorney indicating clauses giving complete powers to Mahi Buildcon Pvt. Ltd. to advertise, market, sell and execute conveyance deed has not been submitted.*
- ii. *GPA submitted by the promoter is revocable.*
- iii. *It should also be clarified as to who will maintain the escrow account and how will the money flow in the escrow account.*
- iv. *There are two open charges of Rs.32.63 crores and Rs. 4.36 crores amount to Rs.36.99 crores as per MCA portal. It needs to be clarified whether the project land is mortgaged against it or not.*
- v. *10% of the residential and commercial saleable area which is to be allotted to the land owner needs to be marked on the layout plan. A joint undertaking in this regard also needs to be submitted.*



2. Now, the Applicant/promoter has submitted reply dated 20.04.2023 vide which compliance of observations at ii, iii and iv above have been made. Authority further observes that:-

- i. Gist of collaboration agreements and power of attorney indicating clauses giving powers to Mahi Buildcon Pvt. Ltd to execute conveyance deed has still not been submitted.
  - ii The area which is to be allotted to the land owner has been marked on the layout plan but there is no consent of the landowners on the plan. Further, the commercial area can only be earmarked after the approval of plans.
3. Applicant/promoter should comply with the observations before the next date of hearing. Adjourned to 26.06.2023. In case promoter/applicant furnishes the aforesaid information before the next date of hearing, their application will be considered by the Authority in its meeting on Monday following the date of such submission.



~~all~~  
15/5/23  
LA Ravneet

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.