



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 09.05.2019.

Item No. 51.7

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

(i) Promoter : Ansal Properties & Infrastructure Ltd.

Project : "Sushant City" - Plotted Colony on land measuring 20.08 acres in Sector-61, 62 & 63, Sonipat.

M/s Ansal Properties & Infrastructure Ltd. had applied for registration of a plotted colony on land measuring 20.08 Acres in Sector 61, 62 and 63 Sonipat, which was considered by the Authority on 08.05.2018 and certain shortcomings were conveyed to them. The matter was subsequently listed three times before the Authority but the said orders of the Authority were not complied with by the promoter in letter and spirit.

Now, an online application for registration has been filed by the promoter on 30.04.2019. The Authority considered this application today and observed following deficiencies :

- i) License no. 31 of 2012 was valid till 06.04.2018. A copy of the application for renewal of license filed with Town & Country Planning Department needs to be submitted. If the license has not been renewed till date then the correspondence made with the Town and Country Planning for renewal of the said license should be submitted.
- ii) The Applicant/developers are developing this project on the basis of eight different agreements executed with different sets of landowners. In seven agreements made by the landowners, it has been mentioned that out of the




total land contributed by the land owner certain amount of developed land will be given to them as consideration. In the 8th agreement, executed with M/s. Sobhagya Real Estate, there is neither portion of land nor any other consideration has been specified.

Further, in all collaboration agreements the specific piece of land which shall come to the share of the landowners needs to be specified on the layout plan. This demarcation is necessary so that the prospective allottees of the project may know the portion of land in respect of which the developers have the right to execute the conveyance deed.

- iii) Since the development and marketing of the project is to be done by the applicants/developers, they should have full rights to conveyance the land in favour of the prospective allottees. For this purpose, an irrevocable and registered Power of Attorney should be presented vide which all rights by the landowners must be given to the applicants/developers so that the allottees of the project do not suffer later on.

The case is adjourned to 03.06.2019 with the directions to the applicants/promoters to submit the above-mentioned documents within three weeks and to be personally present on the next date of hearing.

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.

