



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 20.05.2019.

Item No. 52.7

(vii) Promoter: Gopal Hitech Infra Developers Pvt. Ltd.

Project: "Gopal Phase-II" - Residential Plotted Colony on land measuring 14.967 acres situated in Dharuhera, Rewari.

This application for registration of a residential plotted colony under DDJAY on land measuring 14.967 Acres namely "Gopal Project Phase-II" situated in Dharuhera, Rewari has been listed for hearing before the Authority five times earlier i.e. 28.01.2019, 11.02.2019, 11.03.2019, 01.04.2019 and 29.04.2019.

The Authority had conveyed the following observations in its first hearing held on 28.01.2019:

- i. The applicant company is developing about 40 Acres of land in which three plotted colonies will be developed. This application is in respect of 14.967 Acres of land. A separate license No. 73 of 2018 has been obtained which is valid upto 31.10.2023. 6.5 acres of land is owned by the promoter company and the remaining by other six landlords. All the land owners have entered into a collaboration agreement with the applicant who shall be developing the colony.
- ii. As per Clause-8 of the agreement 1300 Sq. Yds. of the developed residential plotted, school, club, hospital etc. land is to be allotted to the land owners. This clause also provides 50% of these plots will be allocated to the land owners. The Authority observes that the exact land to be allocated to the landowners is not clear i.e. whether it will be 1300 Sq.



Yds. or 50% of the developed plotted colony. It should be clarified by the applicant.

- iii. The plots relating to the landowners should be shown on the layout plan because the plots which will be given to the land owners will be marketed by them only.
- iv. A separate registration by the land owners will be required when their market share will be given. Alternatively, all market rights should specifically be conferred by the developers. A clarity in this regard will also be given.
- v. Deficit Registration fee amounting to Rs.18,204/- be submitted.

This case was last heard on 29.04.2019 by the Authority when the promoter had sought more time to file information and requested to waive off the cost of Rs. 25,000/- which was imposed by the Authority vide its order dated 01.04.2019. The authority rejected the request of the promoter for waiver of the cost and the promoter was granted last opportunity to furnish the information by the next date.

This case is listed today for hearing for the sixth time and the applicant has still not complied with the observations of the Authority. It is observed that neither any reply has been received from the promoter nor any person has appeared before the Authority today.

In view of the above, the Authority decides to reject the application for registration of the project and refund the fee after deducting 5% as administrative charges. The cost of Rs.25,000/- be also deducted from the registration fee which was earlier imposed by the Authority in its orders dated 01.04.2019. The promoter is also debarred from selling any plot/apartments in the colony without getting the project registered.

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.