



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 17.07.2023.

Item No. 219.28

(v) Promoter : Maximal Infrastructure Pvt. Ltd.

Project: "Maximal" - Group Housing Colony on land measuring 20.189 Acres in Sector-89, Faridabad.

Temp ID : RERA-PKL-587-2019

AND

(vi) Promoter: ORS Infrastructure Pvt. Ltd.

Project: "Royal Residency" - Group Housing Colony on land measuring 3.456 acres (FAR measuring 35,355 Sq.Mts.) (part of 20.189 acres) in Sector-89, Faridabad .

Temp ID: RERA-PKL-625-2019

Present: Shri Sourabh Goel, Counsel on behalf of applicant via online video conferencing and Mukesh Gupta Authorized representative of the Company.

AND

(vii) Promoter : Heritage Cottages Pvt. Ltd.

Project : "Ozone Square Zone-E & EWS" - Group Housing Colony on land measuring 2.064 acres(FAR measuring 21135.94 Sq. Mts.) (part of 20.189 acres) in Sector-89, Faridabad .

Temp ID : RERA-PKL-633-2019

Present: Shri Sourabh Goel, Counsel on behalf of applicant via online video conferencing and Parveen Khurana Director of Company.



1. The matter was last considered by the Authority on 12.06.2023 whereby following directions were passed:

- i. *In the application filed for registration of project by M/s Maximal, no information whatsoever has been submitted. They have not paid the requisite registration fee. The Authority therefore decides to return the application filed by M/s Maximal Infrastructure Pvt. Ltd.*
- ii. *Before considering grant of registration certificate to M/s ORS Infrastructure Pvt. Ltd. and M/s Heritage Cottages Pvt. Ltd. following observations are conveyed:*
 - a) *A comprehensive resolution plan regarding completion of project be submitted having relevant information such as but not limiting to date of completion, expenditures to be made in each quarter, funds for completion of project and for discharge of the statutory obligations.*
 - b) *Timelines within which the applicants undertake to submit all statutory approvals. Expenditure to be made in each quarter needs to be mentioned till date of completion of project.*
 - c) *Fresh REP-II i.e. Affidavit-cum Declaration needs to be submitted.*
 - d) *M/s Maximal to submit details of the units sold by it along with details of the allottees, amounts collected from the allottees against sale of those units, account details/statements of the bank in which the amount were received, and affidavit if any such amounts were used by it towards the construction of the project. Details of amount paid as EDC & IDC from the payments collected by M/s Maximal from sale made by them.*

9. *After compliances of aforesaid observations Authority will consider registration of the projects of ORS and Heritage. In the meantime M/s ORS Infrastructure Pvt. Ltd. and M/s Heritage Cottages Pvt. Ltd. are also directed to file their response/rejoinder to the application filed by M/s Maximal Infrastructure Pvt. Ltd. today, copy of which was supplied to Sh. Saurabh Goel, Ld. Counsel.*

2. The applicants ORS and Heritage vide reply dated 12.07.2023 have submitted the resolution plan regarding the completion of project Royal Residency and Ozone Square respectively. Both the applicants have submitted Revised Quarterly Schedule and duly revised REP II having the date of completion as 23.01.2025 for their respective projects.

3. Today, Adv Sourabh Goel counsel on behalf of the applicant ORS and Heritage submitted that the details of unsold inventory submitted by Maximal is false and baseless. Maximal Infrastructure Pvt Ltd has not disclosed about the alleged allotment of 77 and 160 units either before HRERA in earlier proceedings nor before DGTCP, nor before the Hon'ble Supreme Court or even before the Hon'ble High Court of Punjab and Haryana. Further, no payment has been received with respect to this



unsold inventory. He also submitted that the writ filed in Hon'ble High Court challenging the Joint Development and Marketing rights by way of CWP 12971 of 2023 has been adjourned to 10.10.2023.

4. On being asked by the Authority as to how the conveyance deeds will be executed and interest of the allottees will be secured, Adv. Sourabh Goel assured that the applicants ORS and Heritage are ready to undertake all the liabilities of the Town and Country Planning Department qua their share. He also submitted that on the basis of irrevocable power of attorney, the applicant is fully empowered to execute the registry in favour of the allottees.

5. The Authority considered the reply dated 12.07.2023 of Sh. Akhil Mahajan and his submissions made via video conferencing. He submitted that Maximal Infrastructure Pvt Ltd is befooling the Authority by creating a new story that he has sold 77 flats and this issue was never raised before DTCP and Hon'ble High Court. No proof of payment have been submitted by the promoter.

6. The Authority has taken on record the submissions made by ORS and Heritage. Since no one appeared on behalf of Maximal therefore the Authority decided that the matter will now be heard on 24.07.2023.

7. Adjourned to 24.07.2023.



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.

LA (Ravneet)