



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 27.05.2019.

Item No. 53.7

(iii) Promoter - KST Infrastructure Ltd.

Project- "KST Whispering Heights" – Group Housing Colony on land measuring 8 acres situated in Sector-88, Faridabad.

1. This application was filed by M/s KST Infrastructure Limited for registration of a project being developed by them over eight acres of land in Sector-88, Faridabad. As per information provided by the Applicants, 499 apartments were to be constructed in the project out of which 413 apartments have already been sold. It is also reported that 75% of development work has been completed.
2. This application for registration has been received for the first time, whereas, it should have been filed immediately after coming into force of the RERA Act in the year 2017. Therefore, present application has been filed with a delay of approximately 2 years.
3. Further facts placed on the file reveal that M/s RPS Infrastructure were the original licensee of the project who had signed registered collaboration agreement with the applicant developer i.e M/s KST Infrastructure Limited. Power of Attorney had also been executed in favour of the developer which is revocable. It is also revealed that an agreement to sell has also been executed between the parties for sale of land in question by M/s RPS Infrastructure Limited in favour of the Applicants i.e. M/s KST Infrastructure Limited and a request has been filed with the Town and Country Planning Department by the licensee for transfer of beneficial interest and the same is assumed to be under consideration.



4. On examination of the application, following deficiencies have been found in the online form (Part A-H) :-

- i. Land utilization detail doesn't tally with total area of the project;
- ii. Internal development charges not mentioned;
- iii. Size of apartments mentioned incorrectly;
- iv. Amount incurred on the project, not mentioned;
- v. Quarterly progress report, not submitted;

5. The applicant is directed to rectify the afore-mentioned deficiencies and also submit a copy of the irrevocable power of attorney duly registered with the sub-registrar along with the information relating to the status of the application pending with the DTCP Haryana for transfer of beneficial interest of the land.


6. Applicants should fulfill all the above-mentioned deficiencies and submit the requisite information/documents to the Authority.

7. On the next date of hearing, representatives of the applicants as well as the licensee should be present before the Authority to explain as to why penal action be not taken against them under Section-59 of the Real Estate (Regulation & Development) Act, 2016 for contravention of the provisions of Section-3 of the RERA Act, 2016.

8. Adjourned to 01.07.2019.

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.