



**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

**Subject: Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 01.07.2019.**

**Item No. 58.8**

**(viii) Promoter : Pardesi Developers Pvt. Ltd.**

**Project : "Ushay Tower" – Group Housing Colony on land measuring 14.15 acres situated in Village Rasoi, Sector-61, Sonapat.**

1. The present application for registration was examined on 10.06.2019 and it was revealed that the project is to be developed on land bearing license no. 126 -128 of 2007 which was earlier owned by four different owners namely M/s Himachal Tin Printers (P) Ltd. , Pankaj, Smt. Sunita and CMD Pardesi Developers (P) Ltd. out of which license no. 127 and 128 have been transferred in favour of applicant promoter. However, a part of license no. 126 of 2007 is still owned by one Smt. Sunita who has executed a special power of attorney in applicant's favour but it does not confer rights of sale upon the applicant promoter. On this, Sh. Jyoti Sidana apprised the Authority that a memorandum of understanding has been signed by Sunita by which her share shall be transferred to the applicant.

2. Reply has been filed to the observations made by the Authority in last hearing wherein he has clarified that land use table is correct as per their records and further with regard to the land owned by Sunita, a memorandum of understanding has been placed on record which has been a part of proceedings




before the Delhi High court. The said memorandum only shows a settlement between Sunita, CMD Pardesi and third party. However, such memorandum shall serve no purpose till it is converted into a registered document transferring her share in favour of the applicant or Power of Attorney conferring all the rights upon applicant.

3. In view of the above discussion, it is directed that the applicant shall submit the relevant documents proving that the applicant has right over the entire land and he has right to convey title to the prospective allottees.

4. Adjourned to 08.07.2019.

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. ✓

  
8/7/19

LA(Neha)