



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 20.03.2024.

Item No. 246.41

(vii) Promoter: SHREE MAHALAXMI DEVELOPERS JATIN DHAWAN AND ANOOP

Project : "Swarnbhoomi Sirsa 2" an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed over land measuring 12.093 acres situated in Sector-25, Sirsa.

Temp ID : RERA-PKL-1424-2024

Present: Advocate Tarun Ranga.

1. This application is for registration of a project namely; "SWARNBHOOMI SIRSA 2" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 12.093 acres situated in Sector-25, Sirsa. License No.251 of 2023 dated 17.11.2023 has been granted by Town and Country Planning Department which is valid upto 16.11.2028 to Shree Mahalaxmi Developers, Sh.Jatin Dhawan and Sh. Anoop.

The Promoter is an Association of Persons (hereinafter called as AOP) which consists of Shree Mahalaxmi Developers (Partnership Firm) having the following partners – i. Sh. Satbir Singh Punia, ii. Sh. Virender, iii. Sh. Kowaljeet and two individuals namely Sh. Jatin Dhawan, Sh. Anoop.

2. The Authority had examined the application for registration and observed the following in its meeting held on 28.02.2024 :

- i. The Promoter has applied for registration in individual category but it's an Association of Persons.
- ii. REP 1 Part A is incomplete.



- iii. In REP 1 PART G, it is stated that no project has been launched by the promoter in the last 5 years but the applicant mentioned initial and likely date of completion of the project.
- iv. There is no clarity as to who will market, sale and execute conveyance deed as authorization has been delegated to Sh. Anoop and Sh. Satbir Singh Punia. There is no clarity as to who will maintain RERA account and how will 70% of the amount be deposited in the said account.
- v. The agreement of Association submitted by the applicant promoter is not in order as its various clauses contravenes provisions of the RERD Act,2016.
3. Vide reply dated 14.03.2024,the promoter submitted the following:
- i. The online form has been filled in the 'individual' category because an AOP is not a company, trust or firm.
- ii. REP I Part A has been completely filled as per the details asked in the online form. Copy of KYC documents of all members of AOP is submitted with the application of registration.
- iii. They have not launched any project in the past 5 years.Due to some technical glitch in online REP 1 PART G ,the option YES/NO was disabled at that time.
- iv. Clause 13 in Deed of AOP mentions that Sh.Anoop and Sh.Satbir Singh Punia are authorized on behalf of AOP for the purpose of booking, marketing, selling and execution of conveyance deeds in favour of allottees.
- v. Clause 15 of the AOP mentions that the entire sales consideration shall be deposited in the escrow account as submitted to the Authority in A to H form.
- vi. As per the directions of the Authority, fresh AOP dated 07.03.24 is submitted which is as per the provisions of RERD Act,2016
4. Today, after examining the reply dated 14.03.2024,the Authority observed the following:
- i. In Clause 13 of Deed of AOP the authorization to market, sale and execute conveyance deed has been delegated to two persons namely Sh. Anoop and Sh. Satbir Singh Punia. The AOP should authorize one individual to execute sale/conveyance deeds.
- ii. The Authority is of view that Association of person has never been recognized by DTCP, Haryana and therefore the registration will be granted to the Partnership Firm and two individual/ licensees by mentioning that they have formed an AOP.
5. Adjourned to 10.04.2024.



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3/4/24.

True copy

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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 (Kakul)