



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 24.04.2024.

Item No. 250.49

(iii) Promoter: Parcela Real Estate Private Limited.

Project : "KINGS COURT" - a Group Housing Colony on land measuring 7.2431 acres situated in the revenue estate of Village Tikkawali, District Faridabad, Haryana.

Temp ID : RERA-PKL-1374-2023

Present: Sh. Jyoti Sidana, on behalf of the promoter.

1. License No. 34 of 2007 for an area measuring 36.75 acres in favour of M/s Triveni Ferrous Infrastructure (P) Ltd.; License no. 35 of 2007 for an area measuring 3 acres in favour of M/s Sumit S/o Sh. H.C. Mittal and License no. 36 of 2007 for an area measuring 8.288 acres in favour of M/s Triveni Ferrous Infrastructure (P) Ltd. and M/s Ferrous Alloys Forgings (P) Ltd. were granted on 24.01.2007 for the development of a Group Housing Colony on total land measuring 48.038 acres in the revenue estate of Village, Tikkawali, District Faridabad, Haryana. Said licenses have been renewed upto 22.01.2025.

2. The matter was considered by the Authority on 04.12.2023 wherein following deficiencies were conveyed:

- "i. The applicant promoter has submitted preview form and copy of final application form has not been submitted.*
- ii. The promoter has applied for registration of 7.2431 acres with an FAR of 74062.922 sq.mts. (however FAR of 1.75 in this land works out to 51297sq.mts).*
- iii. The area to be registered has neither been marked on the site plan nor separate building plans approved by the department for this area have been submitted by the promoter.*
- iv. No bifurcation of land use has been shown on the Land Utilization Table under REP-I Part-C.*



- v. *The REP-I and REP-II form submitted by the promoter would change after the approval of building plans for this area."*
3. The matter was last heard on 31.01.2024 wherein it was observed as under:
"3. The promoter has submitted reply dated 16.01.2024 but has however not clarified the above mentioned deficiencies as the site plan and building plans enclosed by him are of the year 2007-2008 relating to the total land measuring 48.038 acres. The promoter has enclosed the permission for change of beneficial interest under policy dated 18.02.2015 over part of licensed area measuring 7.2431 acres (equivalent to 74062.922 sqm FAR) issued by DTCP Haryana on 16.11.2023, however the same is not supported with latest site plan and building plans countersigned by DTCP which depict the boundaries of area proposed to be registered. The promoter should submit the above documents duly approved by DTCP along with the above observations."
4. The promoter has submitted its reply on 03.04.2024, however the deficiencies have still not been complied with.
5. Further, a complaint dated 22.03.2024 has been received on 26.03.2024 from Sh. Kunal Bhatnagar (Secretary PAL Garden Allottee Welfare Association) - against Maximal Infrastructure Pvt. Ltd. and officers of DTCP for fraudulent transfer of beneficial interest in 7.24 acres in license no. 34-36 of 2007 to Parcela Real Estate Pvt. Ltd. where a project called "PAL GARDEN" is being developed by PAL Infrastructure and Developers Pvt. Limited. That PAL is facing insolvency proceedings before Hon'ble NCLT. It has been submitted that Maximal filed applications claiming that it had terminated the agreement with PAL and PAL has no rights in the project. The Resolution Professional (RP) also filed an application contesting the claim of Maximal which is pending before Hon'ble NCLT. RP also approached DTCP for granting bifurcation of license to PAL. It has further been informed that during the pendency of above proceedings, Maximal in collusion with officers of DTCP fraudulently transferred the beneficial interest in favour of Parcela. The association has filed an application before Hon'ble NCLT challenging the fraudulent transfer and is listed for hearing on 25.04.2024. The complainant has requested the Authority to investigate the matter and take action against Maximal, Parcela and officers of DTCP. It has further been requested to ensure status quo over the project and that no further third party rights are created by Parcela or Maximal and the application for registration made by Parcela be kept in abeyance.
6. A letter dated 20.03.2024 has also been received on 02.04.2024 from Sh. Ganga Ram Agarwal (Resolution Professional) intimating about the pendency of insolvency proceedings



before Hon'ble NCLT in which moratorium has been imposed and request has been made that no project be registered in favour of Parcela or any other party than Pal Infrastructure.

7. A copy of above complaint dated 22.03.2024 and letter dated 20.03.2024 be supplied to the promoter by the office of the Authority.

8. In view of the above, it is observed that despite giving several opportunities, the promoter has failed to comply with the observations of the Authority and there is a dispute with regard to the development rights of the project. The Authority therefore, decides to return the said application with a liberty to file afresh with the latest site plan duly approved by DTCP along with the comments on the letters dated 22.03.2024 and 20.03.2024. The registration fee earlier deposited will be adjusted after deduction of 5% processing charges

9. **Disposed of.** File be consigned to record room after uploading the order on the website of the Authority.



[Signature]
21/5/24.

True copy

[Signature]

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 (Asluma)