



**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 05.06.2024.**

**Item No. 256.18**

**Consideration of the applications received by the Authority for Registration of New Projects.**

(i) **Promoter:** Keshu Promoters LLP.

**Project :** "Rajdhani County" an Affordable Residential Plotted Colony under DDJAY on land measuring 7.6 Acres situated in the revenue estate of Village Thana Kalan, Sector 7, Kharkhauda, Sonipat.

**Temp ID :** RERA-PKL-1454-2024

**Present:** Sh. Jyoti Sidana on behalf of respondents.

1. This application is for registration of the project namely "Rajdhani County" an Affordable Residential Plotted Colony under DDJAY on land measuring 7.6 Acres situated in the revenue estate of Village Thana Kalan, Sector 7, Kharkhauda, Sonipat. License No. 17 of 2024 dated 31.01.2024 valid up to 30.01.2029 has been granted by Town and Country Planning Department in favour of Sh. Jitender Singh in collaboration with Keshu Promoters LLP.
2. The application was examined and following observations were conveyed to the promoter on 24.05.2024:
  - i. Joint undertaking is not notarized. Further, it is signed by the landowner Sh. Jitender Singh however his thumb impression is there on Collaboration Agreement, this needs to be reconciled.
  - ii. Collaboration agreement and GPA is terminable in nature.
  - iii. Copies of LC IV and Bilateral Agreement are not enclosed.



- iv. As per clause 2.1 (xviii) and Clause 9 of Collaboration Agreement, Management of property can be given to third party or maintenance agency. This should be as per RERA Provisions.
- v. Clause 2.7 and 4.2.2 of the collaboration agreement are contradictory.
- vi. Clause 4.2.4 of the collaboration agreement mentions that the plots/commercial plots will be allotted to the owner within 15 days of RERA registration whereas clause 2 of GPA mention that the same will be allocated after grant of completion certificate.
3. Today, Sh. Jyoti Sidana appearing on behalf of respondents requested for some more time to file reply. The Authority therefore, grants one last opportunity to the promoter to comply with the above observations and also an opportunity of being heard personally on the next date of hearing. In case, the deficiencies are not removed by the next date, the Authority may not be able to process the application further, being incomplete.
4. Adjourned 12.06.2024.



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11/6/24.

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.

*CA (Seembanam)*