



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Subject: Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 19.08.2019.

Item No. 64.7

(xi) Promoter : Umang Realtech Pvt. Ltd.

Project : "Summer Palms Bahadurgarh" – Group Housing Colony on land measuring 12.126 acres situated in Sector 4A, Village Kasar, Bahadurgarh, Jhajjar.

1. Earlier the Promoter was directed to file information on REP-I (A to G) and on his failure to do so a cost of Rs. 50,000/- was imposed upon him. Later, this matter pertaining to the registration of Group Housing Project had come up for consideration on 06.06.2018 when the Promoter was directed to apply on REP-I (A to H) after removing the deficiencies conveyed by the Authority on 08.05.2019. Further, the Authority directed the matter to be listed on receipt of the information.
2. The Promoter further sought time to file information on A to H but failed to do so. Thereafter in "April 2019, the promoter was asked to fill an online application in REP-I A to H.
3. Meanwhile the Authority, while conducting the hearing of Complaint No. 207/2018 titled Bharti vs Umang Realtech Ltd., directed that notice u/s 59 be issued to the Promoter for violation of section 3 and 4 of the Act. Complying with the above directions, a suo motu complaint No. 842 of 2018 was registered against the Promoter in November 2018.

In response to the said complaint, the Promoter has now submitted a hard copy of the application on REP-I (A to H) on 05.08.2019 which came up for consideration of the Authority today.



4. On perusal of the application submitted by the Promoter, the following shortcomings were noticed: -

- i) Registration fee is deficit by Rs. 3,33,649/-
- ii) License No. 35 of 2008 dated 26.02.2018 was granted by Town & Country Planning Department to Karni Infrastructure for developing a Group Housing colony over land measuring 12.126 Acres. But the said license has expired on 25.02.2018. So, the Promoter is hereby directed to clarify whether he has applied for renewal of the said license.
- iii) The licensee i.e. Karni Infrastructure had entered into a collaboration agreement dated 12.09.2011 with the Promoter conferring upon him the rights to develop, market and sell the Project but the Promoter has not furnished the copy of an irrevocable power of Attorney executed in his favour by the licensee as agreed upon in the said collaboration agreement.
- iv) Since this is an "Ongoing Project" and the Promoter has given the completion date of the Project as 31.12.2022, promoter should inform present status of works executed at site.
- v) The Promoter has given financial information by using certain vague amounts and some financial information has not been furnished clearly such as expenditure incurred till date and likely to be incurred in coming quarters.
- vi) Details regarding services to be provided in the Project (and agency) have not been furnished.
- vii) Cashflow of the Project provided by the Promoters is quite ambiguous and does not serve the purpose.

Since the information submitted by the Promoter is not clear and there are many shortcomings in the application which need to be rectified online, the



Promoter is therefore directed to file afresh online as well as to submit its
hardcopy thereafter for consideration of the Authority.

5. Adjourned to 30.09.2019.

True copy



[Signature]
Executive Director,
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Pkl. for information and
taking further action in the matter.

[Signature]
30/8/19

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