



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

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Subject: Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 26.08.2019.

Item No. 65.8

(vi) **Promoter : Levity Enterprises Pvt. Ltd.**

Project : "Golf Links" Affordable Residential Plotted Colony under DDJAY on land measuring 14.608 acres situated in Sector-34, Karnal.

1. The Authority has examined the application and observed following deficiencies which should be conveyed for rectification:-
 - i) A collaboration agreement executed between the landowner and the developer's company has been submitted in which 30% of the developed land shall be given to the landowner and 70% land shall belongs to the developer company. This agreement however has not been registered. In such circumstances, the collaboration agreement should be registered because the developer shall be executing the conveyance deed in respect of 70% of land.
 - ii) Since the developer's company will be launching the project for the sale of the plots, therefore, it is necessary that all rights to execute the conveyance deeds in favour of the allottees should be conferred upon the developer company in respect of 70% of the land. The applicant shall also submit a registered Power of Attorney conferring all rights including for conveyance of land in favour of the applicant/developer.
 - iii) Since it is a land sharing arrangement, the portion of the land which will come to the respective share of the land owners and



the developer company should be specified/marked in the layout plan of the colony.

2. The applicant should fulfill/rectifies the deficiencies within a period of 30 days.

3. Adjournd to 30.09.2019.

True copy



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Executive Director,
HRERA, Panchkula

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

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20/8/19

LA(sarita)