



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 02.09.2019.**

**Item No. 66.8**

**(xiii) Promoter : Leivity Enterprises Pvt. Ltd.**

**Project : "Golf Links II" an Affordable Residential Plotted Colony under DDJAY on land measuring 5.725 acres in Sector 34, Karnal.**

1. This case relating to the registration of an Affordable Residential Plotted Colony on land measuring 5.725 acres being developed in Sector 34, Karnal came up for consideration of the Authority today. The Authority after consideration observed as under: -

- i) A collaboration agreement dated 14.06.2019 executed between the land owing company and the developer company has been executed in which the land owner providing the said land to the project as its part of contribution for the project will get 30% of the saleable Area of the project alongwith proportionate share in the common areas and facilities and the balance 70% land along with the proportionate share in the common area shall belong 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 conveyance deeds in respect of 70% of land.
- ii) The developer company will be launching the project for sale of the plots, therefore, it is necessary to execute a registered power of attorney conferring all rights to the developer to execute the conveyance deeds in favour of the allottees.





- iii) 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 on the layout plan of the colony.
2. The Authority further directs the promoter to submit the authorization under which Sh. Avnish Kumar Srivastava (Director of the landowner company i.e. JTPL Private Limited) have signed the collaboration agreement.
3. The above deficiencies may be rectified within a period of three weeks.
4. 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]*  
10/9/19 LA (Saita)