



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

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

**Subject: Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 16.09.2019.**

**Item No. 68.15**

**(xvi) Promoter : Levity 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 was last heard on 02.09.2019 when certain observations were conveyed to the promoter which are as under: -

- i. To submit a copy of the registered collaboration agreement executed between the land owing company and the developer company showing their Proportionate share.
- ii. To submit a copy of registered power of Attorney conferring all rights to the developer to execute the conveyance deeds in favour of the allottees.
- iii. A copy of layout plan showing distinctly the portion of the land which will come to the respective share of the land owners and the developer company.
- iv. The Authority of Sh. Avnish Kumar Srivastava (Director of the landowner company i.e. JTPL Pvt. Ltd.) for signing the collaboration agreement on behalf of the landowning company.

2. Today the representative to the promoter in compliance of the earlier orders has submitted the following: -

- i. A copy of non-registered collaboration agreement executed on 14.06.2019 notarized on 29.08.2019 mentioning that the land



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owner irrevocably and unequally grants, assigns and transfers the development and sales rights in favour of the developer/promoter company. The Authority notice that the applicant has not complied with the orders of the Authority as they have not submitted "registered collaboration agreement".

- ii. A copy of registered power of attorney conferring all the rights to book, allot, market, enter into agreement for sale, mortgage, sell, transfer /or lease the subjected land. The power of attorney is actually not registered and only notarized. The Authority observes that no powers can be conferred through a notarized document which means the developer is not entitle to book allot market enter into agreement for sale, mortgage, sell transfer /or lease the subjected land.
- iii. A copy of layout plan showing distinctly the share of the land-owning company and the developer company, duly signed by the landowner and developer company has been enclosed.

The proof relating to the Authorization of Sh. Avnish Kumar Srivastava for signing the collaboration agreement between the landowner and developer company has been submitted.

3. In view of the above the Authority observes that the observation at S.No. 1 & 2 should be fulfilled and registered documents should be submitted by the promoter on the next date of hearing.
4. Adjourned to 14.10.2019.

True copy



*dm*  
Executive Director,  
HRERA, Panchkula

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

*all read*  
*27/9/19*

*LA (Savita)*  
*Pareek*  
*27-9-19*

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