



**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 02.12.2019.**

**Item No. 76.14**

**(vi) Promoter : Akashganga Township Pvt. Ltd.**

**Project : "Akashganga Township Pvt. Ltd." a Residential Plotted Colony on land measuring 31.193 Acres in Sector-6, Village Ratia, Fatehabad.**

1. This case relating to the registration of a residential plotted colony on land measuring 31.193 acres in Sector-6, Ratia, District Fatehabad was heard by the Authority on 02.09.2019 when certain observations were conveyed to the promoter. Subsequently, the matter came up for hearing before the Authority on 7.10.2019 and 6.11.2019 when the promoter sought adjournment.

2. Today, Shri Jyoti Sidana stated that this colony comprises of land measuring 31.193 Acres out of which land measuring 26.218 Acres is owned by Akashganga Township Pvt. Ltd. and the remaining land measuring 4.975 acres is owned by Dehradun New Town Project(P) Ltd who have entered into a collaboration agreement with the promoters in which no powers of sale have been given to the promoter. The registered collaboration agreement executed on 1.12.2015 delegates powers on land measuring 4.975 acres to Sh. Rohit Kalra # 589/sector 6 Panchkula to act jointly and severally as their attorneys. However, no sharing between the developer and owner has been specified. The General Power of Attorney is notarized and does not delegate any powers to the developer/ promoter.

The colony is fully developed and all 240 plots have already been sold. Conveyance deed in respect of 40% plots have already been executed.




3. Further, Shri Sidana requested that at this stage registered Power of Attorney may not be insisted upon since all the plots have already been sold. He also requested that additional fee imposed upon them on account of delay in filing the application may be waived of because the project falls in the low potential zone and therefore it will not be economically viable for the promoter to pay additional fee imposed by the Authority.

After consideration, the Authority decided to register the project, however, in view of resolution no. 65.10 dated 26.08.2019, additional fee cannot be waived off as there is no such provision in the resolution.


4. Learned Chief Town Planner shall issue the registration certificate after the additional fee is deposited by the promoter.

True copy

  
Executive Director,  
HRERA, Panchkula



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

  
6/12/19 LA (Divya)