



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-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 30.12.2019.

Item No. 80.1

Confirmation of Minutes of 79th Meeting of the Authority held on 23.12.2019.

While going through the minutes of 79th meeting held on 23.12.2019, the Authority observed that the minutes in respect of Item No. 79.11 (iv) were recorded wrongly. The Authority, therefore, resolved to modify the minutes of Item No. 79.11 (iv) as under:-

“(iv) Promoter : Parsvnath Developers Ltd.

Project : “Parsvnath City Dharuhera” – Residential Plotted Colony on land measuring 116.362 acres in Sector-1, 1B & 2B, NH-8, Jaipur Highway, Dharuhera, Rewari.

Present: Shri Vinesh Kumar, ATP(HQ), Town and Country Planning Deptt., Shri Sanjeev Jain, MD of the applicant company.

1. The matter was earlier heard on 24.06.2019, 22.07.2019, 05.08.2019, 26.08.2019, 14.10.2019, 16.11.2019 and 08.11.2019 when Shri Jain had stated that this project is viable because about Rs. 60 crores (including 10 crores of unsold inventory) are receivable from the allottees of the floors and another Rs. 100 crores are receivable from the allottees of sold apartments and 50 crores can be collected by sale of unsold apartments.

He stated that if their license is renewed by accepting the surrender of license of 11.51 acres group housing in the current project and 12.8 acres of group housing project in sector-5, Dharuhera, the quantum of payable EDC will reduce considerably.



Then, after availing benefit of EDC Relief Policy, 15% of the balance amount shall be deposited by way of adjustment of receivable EDC and the license can be renewed. The banks and financial institutions could then finance the apartments of the allottees after registration of the project. As regards the observations of the Authority for completion of the plotted portion and for handing over the plots to the allottees, the promoter informed that this shall be possible after approval of the revised demarcation plan.

2. *Today, Sh. Vinesh Kumar, ATP(HQ), Town & Country Planning Department informed that the integrated colony of 116.362 acres comprises of 91.202 acres of plotted colony, 21.51 acres of Group Housing (Group Housing 1- 11.51 acres, Group Housing 2 – 10 acres) and the remaining 3.65 acres as commercial. He further stated that the request for surrender of part area measuring 11.51 acres of group housing was approved by the Department in July'2019. Accordingly, the revised land schedule also stand issued.*

3. *Sh. Jain, Managing Director of the company informed that one reason for non-completion/stalling of project is non approval of revised layout plan by the department due to pending EDC dues amounting to Rs. 127 crores. On account of non-payment of EDC and renewal of license. Sh. Jain also informed that they have already applied for renewal of license for the year 2016-2018 on 22.02.2016 and for the year 2018-2020 on 03.09.2019 along with requisite fee and that they have already applied for re-schedulement of EDC as per policy dated 21.09.2018 vide letter dated 18.03.2019. .*

4. *Considering the above stated facts and interests of the allottees involved in this project, the Authority directed the DTCP to consider their case relating to the release of the revised layout plan after the deposit of rescheduled amount of EDC, so that possession of the plots to the allottees could be given. As regards the remaining component of group housing measuring 10 acres is concerned, the promoter shall submit an action*



plan along with financial details for completing the said group housing component as 358 flats out of a total of 451 have already been sold.

5. Adjourned to 13.01.2020."

Subject to the above modification, the Authority approved/ confirmed the minutes of 79th meeting held on 23.12.2019.

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.

as
6/1/20.

LA(Diya)