



**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, 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 13.01.2020.**

**Item No. 82.15**

**(iv) Promoter : Rama Krishna Buildwell Pvt. Ltd.**

**Project : 'Residential Township' - Residential Plotted Colony on land measuring 52.906 acres situated in Sector-7 & 13, NH-1, Gannaur, Sonipat.**

**Present : Sh. Hemant Saini, Counsel for promoter.**

1. Despite orders of the Authority, applicant-promoter did not appear today. The counsel for the applicant-promoter Shri Saini however stated that on the next date, Shri Satish Luthra, Managing Director of the company will come personally. For not complying with the earlier orders of the Authority, proposed penalty of Rs. 1.00 lac is hereby confirmed. This amount shall be paid by the applicant-promoter in the form of demand draft on the next date.

2. Shri Saini further stated that online application for registration of the project has been filed wherein defects earlier pointed out have already been rectified. Ld. Chief Town Planner shall get the online application examined and thereafter the matter be put up afresh before the Authority.

3. It is relevant to observe here that License No. 263 of 2007 was granted to 5 companies and 3 individuals in collaboration with the promoter company by the Town and Country Planning Department for development of this project over an area measuring 52 acres. All the licensees are different companies or individuals. Present applicant-promoter company owns only 5.2 acres of the land. Presently, there is no collaboration agreement whatsoever executed between rest of the licensees





and the applicant-promoter to develop the colony. However, despite having no authority to develop the colony, applicant-promoter has already sold/booked 334 plots out of 444 plots. Prima-facie, the applicant-promoter had no authority to book/sell so many plots. Now, it is utmost necessary that the applicant-promoter must have the legal authority to develop and market the entire 52 acres colony. For this purpose, all the licensees have to execute a registered collaboration in favour of applicant-promoter. Further, they also have to execute an irrevocable Power of Attorney in favour of the applicant-promoter, inter alia conferring power upon the applicant-promoter to execute conveyance deeds in favour of the allottees.

4. All the above issues must be clarified and replied by the applicant-promoter on the next date of hearing. In the meantime, applicant-promoter is prohibited to further sell any plot in the colony.

5. Further, the Authority in its 65<sup>th</sup> meeting held on 26.08.2019 has formulated a policy of charging the late fee, if the project is not registered within the prescribed time. Under the Policy, no late fee is to be charged, if the application is filed upto October, 2018. Further, for every six months delay, fee equivalent to 50% of the fee notified by the State Government shall be payable. The promoter shall pay the said late fee also before the next date of hearing.

5. Adjourned to 27.01.2020.

True copy



*dhm*  
Executive Director,  
HRERA, Panchkula

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

*at*  
*17/1/20* LA(Tamun)