



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 02.03.2020.

Item No. 89.16

(xi) Promoter : Sahiba Constructions Pvt. Ltd.

Project : "Basant Vihar" a residential plotted Colony on land measuring 36.77 acres situated in Sector-19, Narwana, Jind.

1. This application has been filed for 36.77 acres land on which a plotted colony is being set up. As per the statement made in the application 95% works of the colony are complete. 253 out of 302 plots have been sold and 4 shops out of 25 have also been sold.
2. The area of the colony falls in three licenses bearing Nos. 57 of 2011 measuring 7.262 acres, 65 of 2011 in respect of 4.225 acres. Both these licenses are owned by the applicant company. In the project area most of the land falls under License No 243 of 2007 measuring 25.294 acres.
3. Following discrepancies have been observed in the application:-
 - i) No collaboration agreement has been presented in favour of the applicant's company in respect of land comprising of License No. 243 of 2007. A few sale deeds however have been annexed with the application and some of the sale deeds actually pertain to some other land which are not a part of the project land.
 - ii) No irrevocable power of attorney has been submitted conferring powers upon the promoter to sell, market and conveyance of plots in favour of allottees.
 - iii) Registration fee is deficit by Rs. 84,499/-
 - iv) REP II Affidavit-cum-Declaration form may be submitted.
 - v) Non-Default certificate from a Chartered Accountant;



vi) Land Utilization incorrectly filled in REP I Part C.

4. The applicant should be asked to rectify the above said deficiencies and also present a proper collaboration agreement and registered irrevocable Power of Attorney executed by the land owners in favour of the applicant company inter-alia conferring the power to him to sell the land, to collect the money from the allottees and to execute the conveyance deeds in favour of the allottees.

5. Adjourned to 13.04.2020.

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.

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11/3/20
LA (Tarun)