



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 11.05.2020.

Item No. 92.8

(xi) Promoter : Baderwals Projects Pvt. Ltd.

Project : “Baderwal City, Mahendragarh” – Residential Plotted Colony on land measuring 35.95 acres situated in Mahendragarh.

1. Application for registration of the captioned project has been pending before the Authority since 2018. While considering the said application, the promoter was directed to apply online on the revised A to H proforma and was provided with login id and password. However, since the promoter failed to apply online within the stipulated time, the given login and password became infructuous.

2. The promoter failed to comply with the directions despite various notices and reminders, consequent to which a notice u/s 59 and 63 was issued against the promoter by way of registering a suo-motu complaint number 2596-2019.

3. In compliance of the said notice, the present application has been filed by the promoter. The same was examined and following deficiencies have been found:

- i. License no. 156 of 2014 dated 11.09.2014 was granted in favour of four companies namely Sun Colonisers Pvt. Ltd., SKB Infrastructure Ltd., Baderwals Infraprojects Pvt. Ltd. and Baderwals Projects Pvt. Ltd. However, this application has been filed by Baderwals Projects Pvt. Ltd. but no registered collaboration agreement and power of attorney has been



furnished conferring requisite rights upon the promoter by the licensees for developing the said colony.

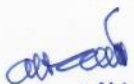
- ii. The promoter has mentioned himself as owner-licensee of the land in REP I Part B but no such document in respect of his ownership has been furnished.
 - iii. REP I Part C has not been filled completely.
 - iv. Name of agencies which give approval for undertaking development has not been furnished and land utilization table has been left blank.
 - v. Details of sold plots have not been furnished.
 - vi. Percentage of completion of project and amount invested in the project has been mentioned as zero. However, the start date of the project has been given as September 2014.
 - vii. Quarterly schedule of the expenditure to be incurred upto the date of completion has not been given.
 - viii. Form CX has not been filed.
 - ix. Area mentioned in the license and layout plan varies which needs to be reconciled. The deficit registration fee shall be conveyed after the area is reconciled and penalty for delay in filing the application online shall be conveyed separately.
 - x. License no. 156 of 2014 dated 11.09.2014 expired in September 2019. Current status of the license has not been furnished as to whether the promoter has applied for its renewal or not.
4. In view of the above, the promoter is directed to remove the deficiencies and file the requisite reply in the matter.
5. Adjourned to 22.06.2020.



True copy


Executive Director,
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Pk1. for information and taking further action in the matter.


18/5/20
LA/NSH

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