



**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 11.05.2020.**

**Item No. 92.8**

**(x) Promoter : Purander Buildcon Pvt. Ltd.**

**Project : "Suncity Yamunanagar" – Affordable Plotted Colony under DDJAY on land measuring 10.50 acres situated in Village Rasoi, Sector-20, Yamuna Nagar.**

1. The application for registration of an affordable residential plotted colony under DDJAY on land measuring 10.50 Acres namely "Suncity Yamunanagar" situated in Sector-20, Yamunanagar came up for consideration of the Authority today. The Authority considered the application and observed as under:

- i. That the promoter i.e. M/s Purander Buildcon Pvt. Ltd. owns 63K 10M of land and the other licensee M/s Ajitesh Buildcon Pvt. Ltd. owns 20K 10M of land.
- ii. A joint development agreement dated 21<sup>st</sup> Nov'2019 has been executed between both the parties wherein it has been laid that each party shall develop market, advertise and sell the plots falling in their respective shares. Cost of development shall be borne pro-rata Further, as per the joint development agreement, both the parties will execute conveyance deed/ sale deed of their respective shares.

2. The Authority observes that one integrated development lay out plan of the colony has been approved by the department. Both the partners of the colony will have a joint responsibility to lay the infrastructure as well as to maintain it. Most of the infrastructure will be common to be used



by the allottees of both the partners. If the partners are going to market their own share of the colony independent of each other how, the infrastructure will be laid and maintained needs to be clarified.

3. The Authority further observes that if both the partners are going to advertise and market their own portions of the colony, their respective portions should be clearly earmarked in the lay out plan. Further, either both the parties should separately file the applications for registration of their respective portions of the project or one of the parties should confer all rights to develop and market the project including on behalf of the other partner. The Authority apprehends that the interest of the allottees will not be properly safeguarded in the legal frame-work which has been arrived at by the partners. in the collaboration agreement.

4. The applicant should clarify his position on the above observations of the Authority. Both the parties should appear before the Authority on the next date of hearing for discussions and clarifications.

5. Adjourned to 15.06.2020.

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.

*LA*  
18/5/20

LA(Tacun)