



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 20.11.2024.

Item No. 270.06

Request for exemption from various provisions from RERA.

Promoter: Shri Ram Sharanam Consultants Private Limited.

Project: Craft Homes, an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 6.343 Acres situated in the revenue estate of Village Ahmadpur, Sector 27, Sonipat

Reg. No.: HRERA-PKL-SNP-537-2024 dated 12.01.2024 valid upto 31.01.2028

Temp ID: 1389-2023.

Present: Mr. Tarun Ranga, Advocate.

1. The Authority had registered the project on 12.01.2024 along with the special conditions that: -

- i. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- ii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.2419 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket.
- iii. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- iv. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15 days from the issuance of this registration certificate, till which time no plots shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.



2. Thereafter, vide letter dated 22.08.2024 received on 27.08.2024, the promoter has submitted the completion certificate granted by DTCP, Haryana on 21.08.2024. The promoter has also submitted an affidavit mentioning that they have neither launched/advertised nor sold/booked any plots or units till date. Online QPRs have been filed by the promoter upto 30.06.2024.

3. The above was placed before the Authority in its meeting held on 11.09.2024 vide item no. 265.04 wherein the Authority has decided that promoter should comply with the special conditions i to iv imposed in the RC. Counsel submitted that bank account details have been submitted in the registry of the Authority today. Authority decided that it may be examined and put up before the next date of hearing i.e.; 27.11.2024.

4. Vide letter dated 11.09.2024, the promoter has submitted the following:-

- a. Complete set of approved service plans estimates
- b. Complete set of approved layout plans and building plans of SCOs
- c. The provisions of MOEF notification dated 14.09.2006 are not applicable on the project.
- d. They have not invited/advertisement/raised any booking or sales in the project till date and accordingly they have applied for exemption from RERA provisions.

However, bank account details as reflected in the orders of Authority dated 11.09.2024 were not submitted by the promoter.

5. Now, vide another letter dated 18.10.2024 the promoter has requested as under: -

- a) The above registered project already stands completed with Final Completion Certificate also issued by the competent authority.
- b) There is nothing pending or left to be achieved in the project and all conditions of HRERA registration have already been complied with all necessary details, documents, etc. also duly submitted
- c) They further submitted that QPR for quarter ending 30.09.2024 has also been filed.
- d) There is absolutely no further compliance or formality or submission to be done under HRERA in respect of above completed project and the case is ripe for immediate issuance of formal exemption from RERA/HRERA provisions in the very next meeting of Authority so that completed project can achieve 'completed project' status



as per RERA. Therefore, they requested that the above factual position in the matter be kindly considered.

6. After consideration, Authority decided that completion certificate be taken on record and uploaded on web portal of Authority.
7. Authority further decided that promoter will maintain the colony for a period of five years and for this purpose 10% amount of service estimates will be deposited in RERA Bank Account under intimation to Authority.
8. Adjourned to 22.01.2025.



auth
16/12/24

True copy

Executive Director,
HRERA, Panchkula

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

HA Shushom