



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

Telephone No: 0172-2584232, 2585232

E-mail: officier.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 22.01.2025.

Item No. 276.14

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 on 20.11.2024 vide item no. 270.06 had decided that completion certificate be taken on record and uploaded on web portal of Authority. 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.

2. In compliance of the above, completion certificate has been uploaded on the web portal. The promoter vide reply dated 03.01.2025 has submitted as under: -

a. They have duly deposited at time of grant of the license of the above project, IDW bank guarantee equivalent to 25% of service estimates amount, required as per applicable conditions for grant of license, to ensure completion of internal development works.



- b. Subsequently on achieving completion of the project, while granting completion certificate dated 21.08.2024, as per condition xiv of the completion certificate, DTCP directed them to deposit bank guarantee of 1/5 of the said IDW bank guarantee amount to ensure upkeep and maintenance of the colony for five years. Accordingly, vide letter dated 30.08.2024 (copy enclosed), they have already deposited with the DTCP the requisite bank guarantee required as 'performance guarantee to ensure maintenance of the colony. Further, it is binding on them that the above bank guarantee can be released by the DTCP only after a period of five years from date of completion certificate.
- c. Hence, the purpose of the said condition no. 7 of the exemption letter dated 20.11.2024 already stands fulfilled through deposit of IDW bank guarantee with DTCP and there is no requirement of keeping aside 10% of service estimates amount in the RERA account.
- d. Therefore, the promoter requested that in due consideration of the purpose of said condition no. 7 of the exemption letter dated 20.11.2024 having already been fulfilled, the said condition be considered as complied and a formal intimation to them confirming the same shall be appreciated.
3. Ld. Counsel also submitted that a copy of the bank guarantee which is required by DTCP office for maintaining the colony for a period of five years, has been submitted in the Authority.
4. After consideration, Authority decided to dispose of the matter.



True copy

Devi

Executive Director,
HRERA, Panchkula

attested 6/2/25

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

LA (Seubhann)