



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 10.01.2024.

Item No. 238.11

Request to upload the Completion Certificate- Reply.

Promoter: Gurutek Estate Pvt. Ltd.

Project: "Gurutek Galleria"- a Commercial Plotted Colony developed over area measuring 2.00 Acres (License No. 90 of 2009 dated 30.12.2009, renewed upto 29.12.2024 situated in Sector 25-26, Rewari, Haryana.

Reg. No: HRERA-PKL-RWR-338-2022 dated 22.08.2022 valid upto 15th May, 2025.

TEMP ID: 1049-2022.

1. Orders of the Authority dated 11.09.2023 are as follows:

1. Gurutek Estate Pvt. Ltd. vide letters dated 25.07.2023 and 28.08.2023 of project "Gurutek Galleria" a Commercial Plotted Colony developed over area measuring 2.00 Acres (License No. 90 of 2009 dated 30.12.2009, renewed upto 29.12.2024) situated in the revenue estate of village Dawana, Dhamlaka and Shahbazpur, Sector 25-26, Rewari bearing Registration No. HRERA-PKL-RWR-338-2022 dated 22.08.2022 valid upto 15th May, 2025 submitting the Completion Certificate issued by Directorate of Town & Country Planning, Haryana.

2. The promoter has submitted a copy of Part completion certificate dated 11.06.2015 for residential plotted colony on land measuring 50.731 Acres (license no 90 of 2009), Occupation certificate for Nursery School over an area measuring 0.21 Acres and Occupation certificate for Primary School over an area measuring 1.00 Acres falling in residential plotted colony (license no. 90 of 2009).

3. The promoter has requested to upload the Completion Certificate dated 30.06.2023 with Memo no. LC-794-PA(VA)-2023/21270 w.r.t. Residential Plotted Colony over an area 50.731 Acres (License no. 90 of 2009 dated 30.12.2009) in sector-25 & 26, Rewari.

4. After consideration, Authority decided that promoter be asked to upload upto date QPRs. Promoter be asked to submit a copy of occupation certificate and layout plan



of commercial site measuring 2 acres and also a certificate that all the services within the project have been laid and are operational.

5. Adjourned to 20.11.2023.

2. On 06.11.2023 after considering the reply dated 26.10.2023, Authority decided that promoter should submit a copy of standard design approval letter and copy of occupation certificate and the matter was adjourned to 20.11.2023, i.e., already fixed date.
3. Reply dated 20.11.2023 has been received wherein the promoter has submitted a copy of standard design approval letter dated 04.04.2022 and stated that this commercial plotted colony is part of larger plotted colony of 50.731 acres and Occupation Certificate for SCO's shall be obtained by the Individual buyers post construction (CC of larger plotted colony has been submitted earlier).
4. On 04.12.2023, the Authority decided that promoter should submit a certificate from an Architect/Engineer to the effect that internal services within the commercial plot of 2 acres have been laid and are operational. After that request of promoter will be considered.
5. The promoter vide reply dated 28.12.2023 has submitted Architect certificate by Daulat & Puneet Architects LLP stating that infrastructure works of project Gurutek Galleria has been completed 100% in quarter Jan-Mar 2023 and an undertaking, (dated 19.12.2023) on the letter head of the promoter/company that all the services within the project have been duly laid down and the services are operational.
6. The promoter has requested to upload completion certificate dated 30.06.2023 for a residential plotted colony measuring 50.731 acres.
7. After consideration, Authority decided that completion certificate be taken on record and uploaded on web portal of Authority.



19/1/24

True copy

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Executive Director,
HRERA, Panchkula

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

CA (Manika)