



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 07.05.2025.

Item No. 286.32

Submission of the Completion certificate.

Promoter: Ess Gee Developers and Promoters.

Project: "Ananda Homes"- An affordable residential plotted colony under DDJAY over an area measuring 12 acres situated in the revenue estate of Village Jhambra, Sector-10, Shahbad, Kurukshetra.

Reg. No.: HRERA-PKL-KRK-453-2023 dated 17.05.2023 valid upto 31.05.2025. First extension granted upto 31.05.2025.

Temp ID: 1217-2023.

1. Ess Gee Developers and Promoters vide letter dated 14.11.2024 had submitted completion certificate dated 30.10.2024 issued by the Directorate of Town & Country Planning, Haryana.

2. Above mentioned project was registered vide no. HRERA-PKL-KRK-453-2023 dated 17.05.2023 valid upto 31.05.2025 and First extension was granted upto 31.05.2025. There were some special conditions mentioned in registration certificate, which are as below:

- i. Promoter shall submit a copy of demarcation plan, zoning plan and service plans 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 0.240 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 before development works at site.
- iv. That the licensee and the promoter shall comply with the provisions of Section 4(2)(l)(D) of the RERA Act, 2016(As per their shareholding in the saleable area as agreed to in the collaboration agreement) which states that 70% of the amounts realized from the allottees, from time to time shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
- v. That following plots coming to the share of land owners, i.e., Rajrishi-Upender S/o Kesar Das cannot be put to sale by the promoter: -

Sr. No.	Landowner (s)	Plot Nos.	Total area (sq. mtrs)
1.	Rajrishi-Upender S/o Kesar Das	Plot Nos. 111 to 114, 173 to 190, 32 to 36, 191 to 198, 216 to 230, 49 to 50, 63 to 65 and 86 to 91	7063.313

- vi. That the promoter shall be responsible for the maintenance and upkeep of services of the project upto a period of 5 years from the date of issuance of completion certificate.

3. The promoter should submit a copy of demarcation plan, zoning plan, service plans, duly approved building plans in respect of commercial pocket measuring 0.240 acres and NOC/clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable).

4. The promoter has filed QPRs upto 31.03.2024, completion certificate was granted on 30.10.2024, hence QPRs till the date of completion certificate, i.e. 30.10.2024 are to be filed by the promoter.

5. The matter was heard by the Authority on 18.12.2024, in item no. 273.19, in which Authority observed that:

“3. After consideration, Authority decided that promoter should submit a copy of demarcation plan, zoning plan, service plans, duly approved building plans in respect of commercial pocket measuring 0.240 acres and NOC/clearance as per



provisions of notification dated 14.09.2006 issued by MOEF, govt. of India (if applicable).

4. The promoter has filed QPRs upto 31.03.2024, completion certificate was granted on 30.10.2024, hence QPRs are to be filed till date of completion certificate, i.e. 30.10.2024. The promoter should also inform about the sale of commercial area and status of its internal development works. After that request of promoter will be considered.

5. Adjourned to 19.02.2025."

6. The promoter has filed QPRs upto 31.03.2024.

7. No reply has been submitted by the promoter.

8. The matter was heard by the Authority on 19.02.2025, in Item No. 273.19, in which Authority observed that:

"7. The Authority observed that the promoter vide reply dated 17.02.2025 received on 18.02.2025 has submitted fresh documents which require examination."

9. Vide letter dated 17.02.2025, the promoter has filed the required documents as per follows:

- i. Copy of Demarcation Plan, Zoning plan and Service Plan duly approved Directorate of Town and Country Planning, Haryana.
- ii. Building plan for Commercial Pocket measuring 0.240 Acres is yet to approved as its not planned till date either to construct or sold plots.
- iii. Commercial area is not sold till date and internal developments works are 100% completed.
- iv. QPR for the 02,03 & 04 Quarter 2024 filed online.(i.e., upto the date of completion)

10. The promoter should also submit a copy of service estimates.

11. Office is directed to send a copy of these proceedings through email and registered post. Adjourned to 13.08.2025.



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.

CA (varsha)

