



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-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 30.07.2025.

Item No. 294.26

Submission of Occupation certificate.

Promoter: Shiv Sai Infrastructure Private Limited.

Project: "The Ozone Solitaire" – Tower E, F1 (FAR 7483.80 sq. mtrs), Part EWS (FAR 233.56 sq. mtrs) & Convenient shopping (FAR of 27.173 sq.mtrs) total measuring 7744.56 sqmtrs. of the Group Housing Colony measuring 13.46 acres situated in Sector 86,87 Faridabad.

Reg. No.: HRERA-PKL-FBD-132-2019 dated 11.07.2019 valid upto 31.07.2025.

Temp ID: RERA-PKL-603-2019

Present: Sh. Manu Madan, Director of the promoter company via VC

1. Shiv Sai Infrastructure Private Limited vide letter dated 01.10.2024 had submitted that they have obtained the part Occupation Certificate for Tower E, EWS and convenient shopping on 21.08.2024 and copy of same was submitted for record purposes.

2. On 11.12.2024, it was observed:

"2. The promoter is directed to submit the following before the occupation certificate is uploaded:

- i. Building plans of the registered portion of the group housing colony including commercial area.*
- ii. Copy of approved service plans/ estimates.*
- iii. NOC for environmental clearance.*
- iv. File up to date QPRs."*



3. On 23.04.2025, since no reply was received, the promoter was granted last opportunity to comply with the orders of the Authority failing which show cause notice under Section-63 of the RERA Act, 2016 shall be issued. The Promoter was also directed to inform the FAR of Tower F1 registered and the stage of its construction.

4. Vide reply dated 04.06.2025, the promoter has submitted copy of building plans of the registered project; copy of approved service plans/estimates; copy of environment clearance dated 03.05.2019 valid upto 03.05.2026 and QPRs have been uploaded upto 31.03.2025. Further promoter states that FAR of Tower 1 is 1777.776 sq. mtrs., they shall start the construction of Tower F-1 very soon and no sale has been made pertaining to Tower F1.

5. After consideration, the Authority directs the promoter to mail soft copy of the documents submitted and directs the office to take all the documents on record and upload them on the website of the Authority. Further, the Authority observes that the promoter has to comply with the provisions of the RERA, Act 2016 and Rules made thereunder till Completion certificate is granted by DTCP, Haryana.

6. Disposed of.



True copy

Executive Director,
HREERA, Panchkula

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

STP

CA (Monika)