



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 03.09.2025.

Item No. 298.10

Submission of Bank Account Details of the project.

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: Adv. Tarun Ranga on behalf of promoter.

1. The promoter vide letter dated 19.11.2024 has submitted the following bank account details in compliance of special condition: -

a. Normal Account

Name: Shri Ram Sharanam consultants pvt ltd

Account No: 502 0008 253 0060

IFSC: HDFC0002076

Account Type: Current Account

Branch: Priyadarshini Vihar

b. Master Collection Account

Name: Shri Ram Sharanam Consil P LTD MS COLL AC

Account No: 502 000 826 46462

c. RERA Account

Name: Shri Ram Sharanam Consi P LTD RERA A/C

Account No: 502 0008 264 6475

2. Completion certificate of the project has already been submitted by the promoter and has been uploaded on the web portal as per directions of Authority dated 20.11.2024 (Item



No. 270.06). The Authority on 08.01.2025 had decided that bank account details be taken on record and uploaded on web portal of Authority. A public notice in two leading newspapers giving details of bank account be got published of size 3" x 3" under intimation to Authority.

3. The Authority on 05.03.2025 and 28.05.2025 had granted opportunities to the promoter to submit copies of newspapers in which public notice has been issued.

4. The order dated 28.05.2025 was sent to the promoter through mail which was delivered on 25.06.2025.

5. Adv. Tarun Ranga appearing on behalf of the promoter informed that vide letter dated 12.06.2025, they have made:

- a) A request for taking on record the Completion of our above project and Exemption from RERA provisions was allowed and approved in the meeting dated 20.11.2024 with certain conditions and the matter was adjourned to 22.01.2025.
- b) Subsequent to compliance of all the conditions recorded in the said meeting dated 20.11.2024 while uploading the Completion of the project, the matter regarding grant of exemption from RERA provisions was also finalized and 'disposed off' in the meeting dt. 22.01.2025.
- c) Hence, Completion of the project was duly recorded on 20.11.2024 and further on 22.01.2025, the promoter was granted exemption from provisions of RERA in respect of the said project.
- d) The essence of the RERA mandated bank accounts and/or making their details public is to ensure timely development and completion of a project and the promoter has duly completed the project in all respects without any advertising and without raising any bookings/sales.
- e) The entire project has been developed and completed without receiving any public money through booking or sales, etc. thereby eliminating the need for maintaining development funds in the RERA related accounts or publishing the details of such accounts.
- f) Thus, any requirement such as publishing in newspapers of bank account details recorded on 08.01.2025 is redundant in the instant matter and qualifies to be waived.
- g) Hence, the said requirement of a public notice giving bank details has been raised inadvertently in meeting of 08.01.2025 as Completion of the project had already



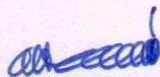
been recorded on 20.11.2024 and exemption from RERA provisions was also already processed and under approval at the time of the said meeting.

Therefore, the counsel appearing on behalf of respondent requested that in due consideration of the above factual position and sequence of events, the requirement of public notice giving bank details be considered as waived and the concerned matter be considered as closed.

6. In view of the above, the Authority decides to dispose of the matter.



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.

(LA Sup/Slam)



STP


15/9/25