



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 10.09.2025.**

**Item No. 299.11**

**Intimation regarding creation of bank loan for project.**

**Promoter: M/s Shri Ram Sharanam Consultants Pvt. Ltd.**

**Project: "Craft Residencies" an Affordable Residential Plotted Colony (under DDJAY, 2016) over an area measuring 7.306 acres situated in the revenue estate of Village Ahmadpur, Sector 27, Sonipat.**

1. The promoter vide letter dated 05.06.2025 received on 09.06.2025 has informed that the promoter has taken loan from M/s Hero Housing Finance Limited vide Loan sanction letter dated 21.02.2025 for ₹ 35 crores.
2. The promoter has not submitted any reasons/any other enclosures supporting the same.
3. The Authority on 25.06.2025 was of the view that loan has been taken without seeking the consent of the Authority, thus violating special condition no-6 of the registration certificate. Reply in this regard be submitted. No reply received.
4. Vide letter dated 05.09.2025, the promoter has informed that they are in process of analyzing/complying all related records and preparing representation and therefore need more time to finalise and file response. Therefore, the promoter requested that the matter be adjourned to another date.



5. Acceding to the request of the promoter, the Authority grants one last opportunity to submit reply alongwith an affidavit mentioning that the entire loan amount of ₹35 crores will be deposited in the 70% escrow account.

6. Adjourned to 10.12.2025.



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.

All LA's (Shubham, Tushar, Karamjeet, Dhruv, Indu)

STP

  
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