



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 08.10.2025.

Item No. 302.27

Regarding compliance of special condition imposed.

Promoter: Heritage Cottages Pvt. Ltd.

Project: "Ozone Square (Zone E & EWS)", a Group Housing Colony on land measuring 2.0643 acres (FSI of 3.0 acres) forming a part of total licensed area measuring 48.038 acres situated in Sector 89, Faridabad, Haryana.

Reg. No.: HREA-PKL-FBD-645-2024 dated 23.12.2024 valid upto 31.12.2026.

Temp ID: RERA-PKL-1561-2024

1. The promoter vide letter dated 21.01.2025 submitted the details of 100% and 70% account. The details of bank account as per REP-I Part-D and new account details are as under:

Type of account	RERA Account as per REP -I Part -D	New Account details
100% account	-	99936452024123, HDFC Bank, NIT Faridabad
70% account	17332560000134, HDFC Bank, Ashoka Enclave, Sector-35 Faridabad	99906452024123, HDFC Bank, NIT Faridabad

2. It has been submitted that the application for renewal of license stands submitted on 09.01.2025 along with requisite renewal fee and they have applied for revalidation of building plans along with revalidation fee. Request has been made to acknowledge the above in compliance of the conditions of RERA registration.



3. Corrigendum regarding change in bank account has been uploaded on the web portal of the Authority.
 4. Vide reply dated 21.04.2025, the promoter has submitted newspaper clippings of public notice issued in two newspapers measuring 3x3 (inches) notifying the two new account numbers as mentioned under intimation to the Authority along with details of 30% account.
 5. On 23.04.2025, Authority observed the promoter should submit an affidavit that he has not sold any flat as on date in compliance of special condition (vi) imposed in the registration certificate.
 6. Vide letter dated 19.05.2025, the promoter has submitted application addressed to DTCP as a response to notice against license no. 34-36 of 2007 dated 23.01.2007 and vide reply 21.07.2025, the promoter has submitted the affidavit stating that *"the promoter has not sold any unit/apartment in the said project till the submission of the details of the designated RERA bank account (where 70% of the amounts received from the allottees shall be deposited"*.
- Regarding condition no. 1, that they have applied for revalidation of building plans and paid the applicable revalidation fee on 09.01.2025, however the same is delayed due to pending renewal of license and request the Authority to issue appropriate directions to the licensee to fulfill their obligations related to license renewal.
- Regarding condition no. 4, that requisite consent letters have been sent to the existing allottees confirming that they shall be eligible for 5.064 acres of proportionate undivided share in the land. (However, consent letters are not enclosed. The promoter should also state total no. of allottees)
7. Regarding condition no. 7, the service plans estimates will be submitted immediately on receipt from DTCP.
 8. The Authority directed the promoter to submit a copy of approved building plans and 2/3rd consent of the allottees within 30 days of uploading of this order. No reply has been received from the promoter.
 9. Mr. Jyoti Sidana and Mr. Parveen Kumar appeared on behalf of the promoter and submitted that total 125 units have been sold, but the 2/3rd consent of the allottees have not




been received. They also submitted that they have applied for the copy of approved building plans and as per the DTCP approval timeline rule 60 days has lapsed and till now they have not received any intimation from the DTCP office. Considering this the Authority directs the promoter that their architect should inform the Director, Town and Country Planning, Haryana about the deemed approval of building plans and the copy of the same should be submitted in the office before the next date of hearing.

10. Adjourned to 14.01.2026.




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.

STP


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LA- Karan/Jeet

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