



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 11.02.2026.

Item No. 313.34

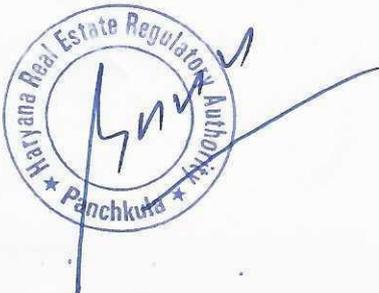
Intimation regarding creation of bank loan and updating revised layout plan for project.

Promoter: M/s Shri Ram Sharanam Consultants Private Limited.

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.

Present: Adv. Tarun Ranga on behalf of promoter

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. 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.
3. 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.
4. Acceding to the request of the promoter, the Authority on 10.09.2025 had granted 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.



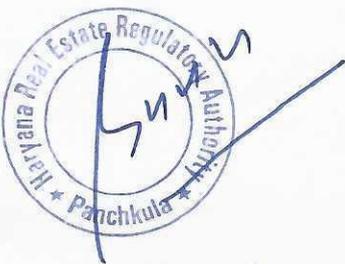
5. The promoter had not replied to the observations made by the Authority on 10.09.2025. However, vide letter dated 26.11.2025, the promoter has submitted request for updating of approved Revised Layout Plan in respect of project by mentioning that the Revised Layout Plan for the said colony/project has been approved by the DTCP vide drawing dated 18.11.2025 and issued vide DTCP memo dt. 19.11.2025 and the same is now required to be updated in your office record. The promoter has further mentioned by way of an affidavit that till date they have not created any third party rights in the above-said project.

6. The matter was heard by the Authority on 10.12.2025 vide item no. 307.14 wherein it was decided that the affidavit does not conform with the requirements of the Authority's order dated 10.09.2025 which mentioned that the entire loan amount of ₹35 crores will be deposited in the 70% escrow account. Further, special condition no-6 of the registration certificate has also been violated on which no reply has been received. The promoter was directed to comply with the above, thereafter the above requests of the promoter shall be considered.

7. Now, vide letter dated 27.01.2025, the promoter has informed that they have requested the Authority vide above referred submission dated 26.11.2026 for updating of the DTCP approved layout plan of our above-mentioned HRERA registered project in the Authority records/website. Their request was duly taken up as an independent/separate agenda item in the Authority meeting dated 10.12.2025 and was duly approved as well, as has been informed and updated by the counsel Adv. Tarun Ranga. However, the above referred concerned extract of resolution passed in the meeting dated 10.12.2025 issued on 09.01.2026 does not reflect the said approval accorded in the meeting dated 10.12.2025.

8. Further, in the said extract, the agenda item regarding the instant request seems to have been inadvertently clubbed with another matter. The promoter requested that due to the delay in uploading of approved layout plan on the Authority's web portal, they are facing great inconvenience and loss of confirmation of bookings as prospective customers are unable to see and verify the revised layout plan on the Authority website. Therefore they requested that an amended fresh separate extract of the resolution of meeting dated 10.12.2025 be issued confirming formal approval for updating of the revised layout plan of the project as passed in the said meeting and due action be taken to update the same on the Authority website at an early date.

9. The decision to club the matters was consciously taken by the Authority and it was decided that one request of the promoter cannot be accepted if he is defaulting in compliances of the other directions of the Authority in the same project. Therefore, taking the above point



into consideration, the Authority passed the orders dated 24.12.2025 and their request was never taken up as an independent/separate agenda item in the Authority meeting dated 10.12.2025 and hence never got approved.

10. This matter was adjourned to 04.03.2026 however, the promoter has submitted request for amendment of above orders at an early date.

11. Today, Adv. Tarun Ranga appearing on behalf of promoter again requested the Authority to take on record the Revised Layout Plan submitted vide letter dated 26.11.2025. Request accepted. The promoter is directed to submit a soft copy of the same so that same may be uploaded on the web portal. The promoter is further directed to comply with the directions of Authority dated 10.12.2025 regarding loan sought by them.

12. Adjourned to ~~05~~ 03.2026.



True copy

Secretary (Acting),
HRERA, Panchkula

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

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STP

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CA-Shubham
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