



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 22.07.2026

Item No. 326.25

Submission of Completion Certificate.

Promoter: RIDGECRAFT HOMES PRIVATE LIMITED.

Project: "BPTP District 4" an Affordable Residential Plotted Colony under DDJAY 2016 on land measuring 13.86 acres situated in the revenue estate of Village Kheri Kalan, Sector-84, Faridabad.

Reg. No.: HRERA-PKL-FBD-447-2023 dated 03.05.2023 valid upto 31.12.2027.

Temp ID: RERA-PKL-1192-2022.

1. Letter dated 19.11.2025, The Promoter Ridgcraft Homes Private Limited had submitted the following:

- i. Completion Certificate in Licence No. 78 of 2019 dated 30.07.2019 granted for setting up of Affordable Residential Plotted Colony (DDJAY-20160 over an area measuring 14.44375 acres falling in sector-84, Faridabad has been issued by The Directorate of Town & Country Planning, Haryana vide their Office Memo No. LC-4014-Vol-IV-PA (SK)/2025/26674 dated **15-07-2025**.
- ii. Approval of Service Plan/Estimates in Licence No. 78 of 2019 dated 30.07.2019 granted for setting up of Affordable Residential Plotted Colony (DDJAY-20160 over an area measuring 14.44375 acres falling in sector-84, Faridabad has been issued by The Directorate of Town & Country Planning, Haryana vide their Office Memo No. LC-4014-JE(MK)-2024/11208 dated **01-04-2024**.
- iii. Approval of Revised Service Plan/Estimates in Licence No. 78 of 2019 dated 30.07.2019 granted for setting up of Affordable Residential Plotted Colony (DDJAY-20160 over an area measuring 14.44375 acres falling in sector-84, Faridabad has been issued by The Directorate of Town & Country Planning, Haryana vide their Office Memo No. LC-4014-PA(SK)-2025/14286 dated **21-04-2025**.



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2. After perusal of case, following has been noticed:

- i. Authority granted Registration no. HRERA-PKL-FBD-447-2023 dated 03.05.2023 valid upto 31.12.2027 bearing Licence No. 78 of 2019 dated 30.07.2019 valid upto 29.07.2025.
- ii. QPR uploaded upto 30.09.2025.
- iii. At the time of grant of registration following special conditions were imposed:
 - I. Promoter shall submit a copy of service plans to the Authority immediately after their approval by Town & Country Planning Department.
 - II. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
 - III. That the Company has a charge of ₹ 200 Crores in favour of Vistra ITCL Ltd. The Promoter will only be able to execute registered Sale deeds/ Conveyance Deeds in favour of prospective buyers only after the Bank/Financial Institutions gives NOC for the execution of such deeds as and when the 100% of the consideration is paid by the allottee in the escrow account.
- iv. Complete set of Service Plan/Estimates, Revised Service Plan/Estimates & Zoning Plan be submitted.
- v. Special Condition No. II has not been complied.
- vi. The status of 0.58375 acres area be submitted.

3. On 07.01.2026, Adv. Neha proxy counsel appeared on behalf of the promoter. The Authority directed the counsel to comply with/remove the above-mentioned deficiencies before the next date of hearing.

4. Vide letter dated 01.04.2026, the Promoter has submitted the following:

- i. Approved Zoning Plan and approved service plans of the project.
- ii. The development of residential colony is less than 50 hectares, the provisions of the environmental clearance is not applicable in this project.
- iii. The Completion Certificate of the project was obtained on 15.07.2025, the Promoter has submitted the quarterly compliances till 30.09.2025.
- iv. The commercial component of 0.58375 acres has been conveyed to DTCP, Haryana under "Samadhan Se Vikas" scheme. Copy of conveyance deed in favour of DTCP enclosed.

5. On 01.04.2026, the Authority directed the Promoter to submit approved service estimates of the Project. The Promoter was also directed to submit a soft copy of approved service plans and estimates (upto 5 Mb).

6. Vide reply dated 18.05.2026, the promoter has submitted approved service estimates of the Project and soft copy of approved service plans and estimates.



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7. The Authority observes that the Promoter has complied with all the above observations. Completion Certificate along with other documents be taken on record and uploaded on the web portal of the Authority.

8. **Disposed of**



True copy

[Signature]
Secretary (Acting),
HRERA, Panchkula

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

[Signature]
26/8/26
STP

LA-KgKUL

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[Signature]
26/08