



**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 10.04.2024.

**Item No. 249.10**

**Extension of Registration U/s-6 of RERD Act, 2016.**

**Promoter: M/s Keerat Developers & Promoters.**

**Project: "Keerat Homes"- an affordable residential plotted colony under DDJAY-2016 on land measuring 5.175 acres in Sector-15, Fatehabad.**

**Reg. No.: HRERA-PKL-RWR-305-2022.**

**Temp ID: RERA -PKL-1023-2022.**

1. This matter was heard by the Authority on 07.02.2024 vide item no. 241.07 wherein the Authority had decided as under:-

"1. The Authority has registered the real estate project of an Affordable Residential Plotted Colony under DDJAY-2106 namely; "Keerat Homes" to be developed on land measuring 5.175 acres in Sector- 15, Fatehabad being developed by Keerat Developers and Promoters vide Registration No. HRERA-PKL-RWR-305-2022 dated 01.06.2022 valid upto 31.03.2023. The Promoter is a Partnership firm registered under the Indian Partnership Act, 1932 with District Registrar of Firms, Fatehabad, Haryana having Registration No. 06-010-2020-00055 and PAN No. AAWFK3245K. The partners of the firm are Sh. Sudhir Kumar, Sh. Nishant Nagpal and Sh. Charan Dass.

2. The promoter vide letter dated 17.11.2023 has submitted an application for continuation of registration of project under FORM 'REP-V'. The promoter in its application has submitted the following:

- i. Demand Draft No. 020080 dated 26.10.2023 of Rs. 60,000/- in favour of HRERA drawn on Panchkula Bank as an extension fee as provided under sub-rule (2) of Rule 6. The fees is in order.
- ii. Authenticated Plan of the project showing the stage of development/construction work undertaken till date (No such plan has been attached).



- iii. Explanatory note regarding state of development works and reason for not completing the development works in the project within period declared in REP-II at the time of making application for the registration of project.
  - iv. The explanatory note mentions that due to financial problems the development work got delayed and the problem has been resolved now. At present, 50% of development work is complete, photographs showing progress of development work attached and Explanatory Note also attached.
  - v. An authenticated copy of approval from competent authority which is valid for a period which is longer than the proposed term of extension of registration sought from the Authority License No. 12 of 2022 is valid till 09.02.2027 (No such copy attached)
  - vi. Original project registration certificate (No copy attached)
3. The promoter has requested to extend registration for the next 2 years. It is pertinent to mention that the promoter has requested to extend the registration for the next 2 years but extension fee is paid for one year.
4. The Authority in its meeting held on 21.11.2023 decided that the promoter should submit the following:
- i. Upto date QPRS
  - ii. Approved copies of demarcation plan, zoning plan and service plan/estimates.
  - iii. Approved standard design of commercial site.
5. The Authorized Signatory, Sh. Nishant Nagpal vide reply dated 19.01.2023 has submitted the following:
- i. They have completed the laying of internal services such as roads, water, sewerage, storm and electrification etc.
  - ii. Copy of License No. 12 of 2022 dated 15.02.2022, valid up to 09.02.2027.
  - iii. Copy of Registration Certificate dated 01.06.2022, valid upto 31.03.2023.
  - iv. Request to consider their application for grant of extension of one year as of now. They shall submit the application for second extension after lapse of first extension.
  - v. They are unable to login for filing QPR. They are requesting to provide Login-ID and Password.
  - vi. Copy of Demarcation-Zoning Plan.
  - vii. Service Plan estimates are not approved yet.
  - viii. Standard design of commercial site have not been approved till now. No unit has been booked/sold from commercial area till date.
6. The Suo-Motu complaint no.RERA-PKL-2329-2023 which was registered against the promoter for not applying for extension of project was listed for hearing on 24.01.2024. The Promoter vide reply dated 19.01.2024 has submitted that:
- i. The project is 70% complete. They have laid the laying of internal services such as roads, water, sewerage, storm and electrification services on the project till date.
  - ii. The promoter has not obtained any Occupation Certificate/Completion Certificate/Part Completion Certificate of project from competent Authority.
  - iii. License No.12 of 2022 dated 10.02.2022 granted by Department of Town & Country Planning, Haryana is valid till 09.02.2027.



- iv. They have applied for extension on 17.11.2023 which is under consideration of the Authority.
7. A complaint from Sh. Charan Dass (one of the partners of Keerat Developers & Promoters) was received on 14.09.2023 which is also under consideration of Authority which was listed for hearing on 31.01.2024.
8. It is pertinent to mention that the promoter has still not submitted the following -
- Approval of Demarcation plan.
  - Approval of service plan estimates.
  - Approved standard design of commercial site.
  - Upto date Quarterly Progress Reports.
9. Copy of approval of zoning plan has been submitted by the promoter dated 20.07.2022. Registration granted on 01.06.2022. QPRs not filed till date.
10. Authority observes that project was registered on 01.06.2022 which was valid up to 31.03.2023. Promoter has not filed quarterly progress reports. One of the partner has filed complaint. Hence, Authority decided as under:-
- Further sale in the project is banned.
  - Up to date quarterly progress reports be uploaded on web portal of Authority.
  - Approved demarcation plan, service plan estimates and approved standard designs of commercial site be submitted.
  - Resolution plan for completion of project be submitted.
11. Adjourned to 03.04.2024.”
2. No reply has been received from promoter till date. A complaint has also been filed by one of the promoters of the partnership firm “Keerat Homes” Sh. Charan Dass that the two other partners, i.e., Sh. Sudhir Kumar and Sh. Nishant Nagpal have taken his signatures on some blank and some printed papers and are allotting plots without his consent.
3. As nobody was present, Authority decided to adjourn the matter to 29.05.2024



*[Handwritten signature]* 3/5/24.

True copy

*[Handwritten signature]*

Executive Director,  
HRERA, Panchkula

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

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