



**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 04.09.2024.**

**Item No. 264.19**

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

**Promoter: 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 dated 01.06.2022 valid upto 31.03.2023.**

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

**Present: Mr. Charan Dass, Mr. Nishant Nagpal, Partners and Mr. Tarun Ranga, Ld. Advocate.**

1. Vide letter dated 17.11.2023, the promoter had submitted an application for continuation of registration of project under FORM 'REP-V. The Promoter has paid Rs. 60,000/- as extension fee. The fee is in order. The promoter has requested to extend registration for the next 2 years but extension fee is paid for one year.

2. 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.

3. The Authorized Signatory Sh. Nishant Nagpal vide reply dated 19.01.2024 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 upto 09.02.2027.
  - ii. Copy of Registration Certificate dated 01.06.2022 valid upto 31.03.2023.
  - iii. 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.
  - iv. They are unable to locate login for filing QPR. They requested to provide Login-ID and Password.
  - v. Copy of Demarcation-Zoning Plan. (Zoning Plan along with its approval letter dated 20.07.22 submitted)
  - vi. Service Plan estimates are not approved yet.
  - vii. Standard Design of commercial site have not been approved till now. No unit has been booked/sold from commercial area till date.
5. The Authority vide its order dated 07.02.2024 decided as under:
- i. Further sale in the project is banned.
  - ii. Up to date QPRs be uploaded on web portal of the Authority.
  - iii. Approved Demarcation Plan, service plan estimates and approved standard designs of commercial site be submitted.
  - iv. Resolution Plan for completion of project be submitted.

Also, a complaint from Sh. Charan Dass (one of the partners of Keerat Developers & Promoter) was received on 14.09.2023 which is also under consideration of the Authority and was last listed for hearing on 04.09.2024.

6. On 10.04.2024, as no reply was received from the Promoter, the Authority decided to adjourn the matter to 29.05.2024. The matter was adjourned to 12.06.2024 as no reply was received from the Promoter on 29.05.2024.
7. On 12.06.2024, Authority observed that no reply has been submitted by promoter, Authority decided to grant last opportunity to promoter to submit reply one week before next date of hearing otherwise, penal proceedings will be initiated as per provisions of RERA Act, 2016.
8. Mr. Nishant Nagpal, Partner today submitted that both the accounts of the firm in Axis Bank and HDFC Bank have been frozen by Hon'ble Court as a civil suit has been filed by Mr. Charan Dass, Partner. In all 39 plots have already been sold. Mr. Charan Dass, Partner stated that extension case has been filed before the Authority and the same is signed by one partner only whereas it should have been signed by all the partners.



9. Authority observes that promoter has not complied with the orders of Authority dated 07.02.2024. After consideration, Authority decided as under:-

- i. Further sale in the project shall remain banned.
  - ii. Complete details of 39 plots sold be submitted such as date, name, address, amount collected, etc.
  - iii. Balance in accounts of Axis Bank and HDFC Bank.
  - iv. Present account being operated and balance therein.
  - v. Total amount collected from the date of registration till date.
  - vi. Affidavit from Firm and from Individual partners regarding bank account in operation.
  - vii. Details of unsecured loan taken from bank.
  - viii. Audit of the firm be got done from a CA empanelled firm. Auditors fee which will be intimated separately shall be paid by the promoter and shall have to be deposited with Authority within next 10 days.
10. Adjourned to 16.10.2024.



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.

LA ~~Monika~~  
Panchkula