



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 11.09.2024.

Item No. 265.04

Request for exemption from various provisions of RERA.

Promoter: Shri Ram Sharanam Consultants Private Limited.

Project: Craft Homes, an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 6.343 Acres situated in the revenue estate of Village Ahmadpur, Sector 27, Sonipat.

Reg. No.: HRERA-PKL-SNP-537-2024 dated 12.01.2024 valid upto 31.01.2028.

Temp ID: 1389-2023.

Present: Mr. Tarun Ranga, Ld. Advocate.

1. The Authority had registered the project on 12.01.2024 along with the special conditions that: -

- i. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- ii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.2419 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket.
- iii. 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.
- iv. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15 days from the issuance of this registration certificate, till which time no plots shall be sold.



No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.

2. Vide letter dated 22.08.2024 received on 27.08.2024, the promoter has submitted the completion certificate granted by DTCP, Haryana on 21.08.2024. The promoter has also submitted an affidavit mentioning that they have neither launched/advertised nor sold/booked any plots or units till date.
3. Online QPRs have been filed by the promoter upto 30.06.2024. The promoter is required to fill the same upto the date of grant of CC. The promoter has not stated anything about the compliance of the above special conditions imposed by the Authority.
4. After consideration, Authority decided that promoter should comply with the special conditions i. to iv. imposed in the registration certificate. Ld. Counsel submitted that bank account details have been submitted in the registry today. Authority decided that it may be examined and put up before Authority on next date of hearing.
5. Adjourned to 27.11.2024.



True copy

[Handwritten signature]

Executive Director,
HRERA, Panchkula

[Handwritten signature]
11/10/24

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

LA (Shubham)