

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 20.02.2023.

Item No. 200.24

Promoter: Shree Vastu Buildwell Pvt. Ltd.

Project: "Mansha " Plot No 700-706, Pocket L, Sec - 8, MET City, Model Economic Township, Street No. Cross 16, Badli, Distt. Jhajjar.

Temp ID: RERA-PKL-1206-2023

Present: Adv. Himanshu Gupta, on behalf of promoter.

When this matter was last considered by the Authority on 23.01.2023, following references were observed:

1. The company has long term borrowings of Rs. 3.75 crores as per balance sheet of 2021-22. Further, it has open charges of 5 crores against immovable property. It needs to be clarified whether the present project land is mortgaged against such charges or not?

2. In REP-I the promoter has mentioned the date of completion as 14.11.2025. However, as per REP-II it is 15.11.2024. Clarification regarding date of completion is required."

3. Applicant/promoter vide reply dated 09.02.2023 has complied with the observations in Sr. no. ii above. However, as regards Sr no. (i) the promoter has submitted an undertaking certifying that the plots are free from all kind of charges, lien and encumbrances and are free hold. However, this certification should come from the CA.



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



Executive Director,
HRERA, Panchkula

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- 3. In view of the above, Authority decides to register the project subject to submission of a certification from a CA that the project land is not mortgaged against any charge. Registration certificate be issued thereafter.
- 4. **Disposed of.** File be consigned to record room after issuance of registration certificate.