



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 01.05.2023.

Item No. 210.15

(v) **Promoter :** Ess Gee Developers and Promoters

Project : "Ananda Homes" an Affordable Residential Plotted Colony under DDJAY Affordable Housing Policy-2016 on land measuring 12 Acres situated in the revenue estate of Village Jhambra, Sector10, Shahbad, District Kurukshetra.

Temp ID : RERA-PKL-1217-2023

1. When this matter was last heard by the Authority on 17.04.2023, following observations were made:-

- i. *Figure of permissible and proposed FAR under REP-I Part B are incorrect.*
- ii. *Estimated cost of internal services in REP-I Part C have not been provided.*
- iii. *Addresses of persons who will be operating the escrow account have not been provided.*
- iv. *The promoter has mentioned "No" in the column of approval of layout plan relating to details of statutory approvals in REP-I Part E however the copy of the approved plan is annexed.*
- v. *Expenditure to be made in each quarter in REP I Part C has not been submitted.*
- vi. *Copy of partnership deed is not submitted.*
- vii. *As per document of registration of firm, there are 4 partners however details of only one partner is filled in REP-I Part A.*
- viii. *The promoter should give a joint undertaking earmarking 25 % of developed plotted area entitled to land owners and also mark the same on the layout*



plan. It should also be mentioned if the additional amount of Rs. 3.75 crores has been placed at the disposal of the land owners.

ix. General power of attorney conferring all powers upon the promoter to market, sell, develop the colony and execute conveyance deeds has not been submitted.

x. Date of completion of the project is different in REP-I and REP-II.

xi. Financial statements for the year 2020-2021 and 2021-2022 have not been submitted.

xii. CA certificate is not in order since it mentions only about no dues of income tax.

xiii. Registration fee is deficit by Rs. 24,709/-.

2. Applicant/promoter vide reply dated 31.03.2023 has complied with the observations mentioned at serial no. iii, iv, vi, vii, viii, ix, xi, xii and xiii above, however the observations mentioned at serial no. i, ii, v and x above, are still not as per the format required by the Authority."

2. Now, vide reply dated 24.04.2023, the promoter has complied with the observations mentioned at serial no. i, ii, v and x also.

3. Authority therefore, found the project to be fit for grant for registration subject to online corrections. Registration certificate be issued thereafter, with the following special conditions:

i. Promoter shall submit a copy of demarcation plan, zoning plan and service plans 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 0.240 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.



4. Disposed of. File be consigned to record room after issuance of registration certificate.



~~11/5/23~~
11/5/23
LA Shubham,

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.