



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Subject: Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 20.05.2019.

Item No. 52.7

Consideration of the applications received by the Authority for Registration of New Projects.

(i) Promoter: - Herman Properties Pvt. Ltd.

Project: - "Herman City" - Residential Plotted Colony on land measuring 51.08 acres in Huda, Sector-31 & 32, Kurukshetra.

The application for registration of a residential plotted colony on land measuring 51.08 Acres namely "Herman City" came up for consideration of the Authority today. The Authority after going through the application observed following deficiencies in the application: -

- a) Copy of the original license has neither been annexed nor has been uploaded on the website of the Authority in Rep I (A-H) Form.
- b) From the documents submitted by the applicant, it appears that initially the license was granted by the Town and Country Planning Department in favor of three companies but the copy of the registered collaboration agreement between them has not been annexed.
- c) In Part-C of the proforma, the quarterly progress for development of the infrastructure and other facilities has not been furnished.
- d) There is no information with regard to sold/booked apartment in the Project.
- e) There is no information with regard to Percentage of work completed at site.
- f) In form REP II, the completion date of the project has to be mentioned. The promoter has however stated that the clause related to completion of the project is not applicable as it is a residential plotted colony instead of



mentioning the completion date. REP II in proper form mentioning the completion date has to be submitted.

- g) Fee is deficit by Rs.8,92,412/-
- h) The statement of accounts including the balance sheet and cash flow statement has not been furnished.
- i) Part C-X of REP I which relates to the financial information has not been furnished which includes:-
 - a) Money collected from the allottees.
 - b) Money invested in the project.
 - c) Loan(s) raised from the Banks etc.

Above deficiencies should be corrected.

Since it is an on-going project, as per the report of DTP Kurukshetra, the promoter was supposed to file an application for its registration within a period of three months after coming into force of the RERA Act, 2016.

The promoter has failed to do so which makes him liable under Section 59 of the RERA Act 2016. A show cause is hereby issued under Section 59 to the promoter for not registering project under Section 3 of the RERA Act 2016.

The case is adjourned to 24.06.2019 with a direction to the promoter to remain present personally on the next date of hearing.

True copy


Executive Director,
HRERA, Panchkula

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

