



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 06.11.2023.

Item No. 232.27

(vii) Promoter: Armaan Enclave.

Project: "Armaan Enclave" an Affordable Residential Plotted Colony (under DDJAY-2016) over an area measuring 5.0 acres situated in the revenue estate of village Jhanjhari, sector-45, Karnal.

Temp ID : RERA-PKL-1348-2023

Present: Sh. Neeraj Puri, Company secretary, representing the promoter.

1. The application for registration of the project was examined by the Authority on 30.10.2023 when it was observed that the GPA submitted by the promoter/partnership firm does not confer powers to market, advertise and execute conveyance deeds to Sh. Gurdeep Singh. The promoter should also submit an addendum to GPA conferring the above powers to Sh. Gurdeep Singh. Further, the Authorization relating to advertising, marketing, sales and conveyance deed given to Sh. Gurdeep Singh is on behalf of 'Shri Bala ji Real estate and Developers'. However, the said entity is not associated with this project proposed to be registered.

2. The promoter vide reply dated 02.11.2023 and 03.11.2023 has submitted GPA conferring the powers to market, advertise and execute conveyance deeds to Sh. Gurdeep Singh and has corrected the authority letter on behalf of Armaan Enclave.

3. After examination, the Authority found the project fit for registration subject to the following special conditions:

- i. 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.
- ii. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
 - iii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.188 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
 - iv. 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.
 - v. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
4. **Disposed of.** File be consigned to record room after issuance of registration certificate.



Handwritten signature
20/11/23

True copy

Handwritten signature

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