



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**  
Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.  
Telephone No: 0172-2584232, 2585232  
E-mail: officer.rera.hry@gmail.com, hrerapkl-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 03.01.2024.**

**Item No. 237.18**

**(iii) Promoter: M/s Shri Ram Sharnam Consultant Private Limited.**

**Project: "Craft Homes" an Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 6.343 Acres situated in Sector 27, Sonipat.**

**Temp ID : RERA-PKL-1389-2023**

**Present Adv. Tarun Ranga on behalf of promoters.**

1. The matter pertaining to registration of this project came up for consideration of the Authority today. License No. 31 of 2023 dated 10.02.2023 valid up to 09.02.2028 was granted in favour of Shri Ram Sharnam Consultant Private Limited for the development of an Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 6.343 Acres situated in Sector 27, Sonipat.

2. The representative was asked:-

i. about the open charges amounting to Rs. 37 Lakhs as being shown on MCA website. It needs to be clarified whether these are against the project proposed to be registered.

ii. Since the present license was granted on 10.02.2023 and the promoter has approached the Authority for registration in December, 2023 therefore, the promoter should submit an undertaking by way of an affidavit whether any third party rights have been created by them within this period or not.



3. The representative informed that he would submit the above information today itself and requested for grant of registration. The promoter vide letter dated 03.01.2024 has complied with the aforementioned observations of the Authority by stating that the said loan is against the three vehicles purchased by the company and not against the present project. The authorized signatory has also undertaken that the project has neither been neither advertised nor booked/sold till date.

4. After consideration, Authority decides to register the project with the following special conditions:

- 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.

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



*Handwritten signature*  
10/1/24.

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 Shubham