



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 13.03.2024.

Item No. 245.19

(v) Promoter: **SHYAM TUBES LTD.**

Project : "Kanta Enclave" an Affordable Residential Plotted Colony (under DDJAY) to be developed over land measuring 7.025 acres situated in Sector-13, Fatehabad.

Temp ID : **RERA-PKL-1412-2024**

Present: **Advocate Tarun Ranga.**

1. This application is for registration of a new project namely, 'Kanta Enclave' an Affordable Residential Plotted Colony. License No. 129 of 2023 dated 16.06.2023 was granted by the DTCP for land measuring 7.025 acres situated in the revenue estate of Village Basti Bhiwan, Sector-13, Fatehabad.
2. The application for registration was examined and the following observations were conveyed on 07.02.2024 :
 - i. Photographs of the Directors of the Company are not shown on the hard copy submitted.
 - ii. The Balance Sheet for the year 2022-2023 has not been submitted.
 - iii. The start date of construction of project is shown as 01.08.2023, which makes it an ongoing project, thus an affidavit be submitted certifying that no third party rights have been created.
3. The applicant /promoter vide reply dated 13.02.2024 had complied with the observation at serial no. (ii) and (iii) and vide reply dated 1.03.2024 has complied with the observation at serial no.(i).



4. After consideration, the Authority finds the project fit for registration with 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 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.
- iii. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by the Department of Town & Country Planning, Haryana.
- iv. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.141 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.

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



[Handwritten signature]
21/3/24.

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.

CA (Kakul)