



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 24.04.2024.

Item No. 250.49

(vii) Promoter: Housing Board Haryana.

Project : Const. o 756 Nos. T/S EWS Flats in Sector -5, Hansi, Hisar.

Temp ID : RERA-PKL-1244-2023

1. The Authority on 03.04.2024, had conveyed the following deficiencies to the Promoter:
 - i. *Specification of construction has not been submitted in Rep-1 Part-H.*
 - ii. *Computation of registration fees deposited i.e., Rs. 1,36,073/- has not been submitted in Rep-1 Part-A.*
 - iii. *Agreement to sell has not been submitted.*
 - iv. *Area to be registered is not shown on the layout plan.*
 - v. *Details of escrow account has not been mentioned in Rep-1 Part-D.*
2. Applicant/promoter vide reply dated 19.06.2023 had complied with the observation mentioned at serial no. (i).
3. Vide orders dated 16.10.2023 , the Authority had directed the following to the applicant promoter :
 - i. *To earmark the proposed flats to be registered on the layout plan showing its ground coverage and proposed FAR, so that registration fee could be computed.*
 - ii. *To submit the details of RERA account and a copy of 'Agreement to sell' to be executed with the allottees.*
4. Vide Reply dated 25.01.2024, the promoter submitted the following:
 - vi. Revised computation of registration fee and deficit amount of Rs.1,02,054/- .
 - vii. There is no precedent in the Board to execute agreement to sell at the time of registration. The houses have already been registered/allotted during year 2010.



- The copy of sample agreement to be executed at the time of handing over physical possession (Hire-purchase tenancy agreement) was enclosed.
- viii. The area to be registered was duly shown on the approved plan .
- ix. As per Board Policy, there is no precedent to open escrow account. The houses have already been registered/allotted during 2010. Account will be opened at the earliest after getting registration number from the Authority.
5. On 07.02.2024, the Authority granted one last opportunity to comply with above said observations.
6. Vide Reply dated 27.03.2024, the promoter submitted the following:
- i. Sample copy of Agreement for sale which will be executed at the time of handing over of physical possession to the beneficiaries.
- ii. The account detail in which registration amount approximate Rs.771.12 lacs (20% of advertisement cost of Rs. 5.10 lacs/flat as per brochure) received is enclosed. Whereas a sum of Rs. 2080.30 lacs have already been incurred till date on account of construction of these flats. As per brochure, the amount will be taken from the beneficiaries at the time of handing over of physical possession. Hence, the promoter requested that there is no need to open escrow account at present. The promoter requested that completion date of the project may be extended to 31.05.2025 instead of 31.12.2024 due to financial crunch in the board.
7. On 03.04.24, Sh. Rajpal Singh appeared and submitted that all the persons who had registered the houses during 2010 have surrendered their registration/allotment and the same has been submitted in the reply dated 25.01.2024. However, the Authority did not agree with the views of the promoter for not opening an escrow account. The Authority directed the promoter to submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 30 days.. Further, the Authority observed as follows :
- i. *Agreement to sell submitted by the promoter is incomplete.*
- ii. *The Promoter has requested to change the date of completion of the project, afresh REP- II be submitted stating revised date of completion.*
9. Vide Reply dated 12.04.2024, the promoter submitted :
- i. Copy of Agreement for Sale .



- ii. REP-II stating date of completion as 31.05.2025 which was not notarized.
10. Vide letter dated 24.04.24, the promoter submitted REP-II stating the date of completion as 31.05.2025 which was duly notarized.
11. Today, the Authority observed that since the promoter has complied with all the observations. The project be registered with the following special conditions:
- 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 30 days from the issuance of this registration certificate, by depositing the entire amount received from the allottees in this account, till which no plots shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
 - 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.
 - Promoter shall submit a copy of approved service plans/estimates to the Authority.
 - Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.122 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.
12. The Authority directs the office to change the date of completion in REP-I.
13. **Disposed of.** File be consigned to record room after issuance of registration certificate.



[Handwritten signature]
21/5/24.

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 (Kakul)