



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 03.04.2024.

Item No. 248.25

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

- (i) **Promoter:** Housing Board Haryana.
Project : Const. of 46 EWS Flats in sector-8, Charkhi Dadri.
Temp ID : RERA-PKL-1246-2023
Present: Sh. Rajpal Singh (EE, HBH Rohtak).

1. Vide orders of the Authority dated 03.04.2023, following deficiencies were conveyed to the promoter:

- In Rep-1 Part C, total number of plots/apartments mentioned in the project is 547, out of which 46 are booked/ sold upto the date of application and 501 plots/apartments are yet to be sold/booked. However, as per title of the project, the construction is of 116 no. (Actual 46 Nos.) of EWS flats. The above be clarified.*
- Specification of construction has not been submitted in Rep-1 Part-H.*
- Computation of registration fees deposited i.e., Rs. 10,620/- has not been submitted in Rep-1 Part-A.*
- Agreement to sell has not been submitted.*
- Area to be registered is not shown on the layout plan.*
- Details of escrow account has not been mentioned in Rep-1 Part-D.*

2. Applicant/promoter vide reply dated 19.06.2023 has complied with the observation mentioned at serial no. (b) above.

3. On 16.10.2023, Sh. Rajpal Singh informed that as per approved plan there is a provision of 547 nos. EWS flats in sector 8, Charkhi Dadri but presently 46 nos. EWS flats are under construction for which application for registration has been filed.



4. Authority directed the applicant promoter to earmark the proposed flats to be registered on the Layout Plan. Authority further directed the promoter to submit the details of RERA account and a copy of 'Agreement to sell' to be executed with the allottees.
5. On 18.12.2023, Sh. Rajpal Singh, Executive Engineer HBH Rohtak appeared and sought time to file reply.
6. Vide Reply dated 25.01.2024, the promoter submitted the following:
- Layout plan showing ground coverage and proposed FAR alongwith deficit registration fee amounting to Rs.7,963/-.
 - 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 2014. The copy of sample agreement to be executed at the time of handing over physical possession has been enclosed.
 - The area to be registered duly shown on approved plan is enclosed.
 - Account will be opened at the earliest after getting registration number from the Authority.
 - The completion date of the project may be extended to 31.12.2024 instead of 31.03.2024.
7. On the last date of hearing, 07.02.2024, no one appeared on behalf of the promoter. The promoter has not complied with Deficiency at serial no. (d) and (f). The Authority granted one last opportunity to comply with above said observations. Further, the promoter was given an opportunity of personal hearing failing which the application for grant of registration will be rejected.
8. Vide Reply dated 27.03.2024, the promoter has submitted:
- Copy of Agreement for sale (which is incomplete) will be executed at the time of handing over of physical possession to the beneficiaries.
 - That an amount of Rs. 96 lacs has been received from the allottees at the time of registration whereas a sum of Rs. 358.45 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 it is requested that there is no need to open an escrow account at present.



iii. The promoter requests that completion date of the project may be extended to 31.05.2025 instead of 31.03.2024 due to financial crunch in the board and late approval of the external electrification plan by DHBVN, Bhiwani i.e. on 13.03.2024.

9. However, the Authority did not agree with the views of the promoter that they will not open an escrow amount. Therefore, the Authority directs 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 from the issuance of this registration certificate by depositing the entire amount received from the allottees in this account. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.

Further, the promoter should submit a complete copy of the Agreement to sell.

The Promoter has requested to change the date of completion of the project, for which a fresh REP- II be submitted. The change in date of completion will not affect the rights of existing allottees.

10. Adjourned to 24.04.2024 with direction to comply with the above-mentioned observations.



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22/4/24.

True copy

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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)