



**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**

(ii) Promoter: Housing Board Haryana.

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

Temp ID : RERA-PKL-1244-2023

Present: Sh. Rajpal Singh (E.E, HBH, Rohtak).

1. The Authority vide orders dated 03.04.2023 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:



- i. Revised computation of registration fee and deficit amount of Rs.1,02,054/- deposited in HRERA Account on 18.01.2024.
  - ii. 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) enclosed.
  - iii. The area to be registered duly shown on approved plan.
  - iv. 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 the last date of hearing i.e. 07.02.2024, the Authority granted one last opportunity to comply with above said observations.
6. Vide Reply dated 27.03.2024, the promoter has 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. That an amount of Rs.771.12 has been received from the allottees at the time of registration 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. Today, 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.
8. 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 Authority observes the following:

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



True copy

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)