



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 10.04.2024.

Item No. 249.39

(xi) Promoter: LIBERTY INFRA CO.

Project : "WINDSOR HOMES" - Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 6.583 acres situated in the revenue estate of village Simla Mulana, Sector 40, Panipat.

Temp ID: RERA-PKL-1419-2024

Present: Sh. Neeraj Puri on behalf of the applicant.

1. This application is for registration of a project namely "WINDSOR HOMES" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 6.583 acres situated in the revenue estate of village Simla Mulana, Sector 40, Panipat. License No. 11 of 2024 dated 24.01.2024 valid upto 23.01.2029 has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the promoter on 05.04.2024:

- (i) Gist of draft agreement not submitted under REP 1 Part F,
- (ii) Applicant is a sole proprietorship, however, applied as a Firm.
- (iii) The license was issued in the name of Mr. Harish Gupta whereas the applicant is LIBERTY INFRA CO.
- (iv) Entry of the said License to be made in revenue record.
- (v) Acknowledgement of filing the income tax returns by the promoter.
- (vi) A brief note regarding the financial and professional/technical capability of the promoter to develop the project.

3. The promoter vide reply dated 08.04.2024 has submitted the following:

- (i) Gist of draft agreement,



- (ii) States that there is no designated provision for sole proprietorship in the RERA portal of project registration;
- (iii) "Liberty Infra Co" operates as a Sole proprietor firm with Mr. Harish Kumar Gupta acting as a proprietor. A copy of MSME Certificate is enclosed;
- (iv) Copy of request letter to Tehsildar to update the revenue records is enclosed;
- (v) Acknowledgement of filing of ITR for last three years has been submitted;
- (vi) Copy of net worth certificate issued by CA and agreement with Architectural consulting firm M/s Vastu Decore.

4. Authority is of the view that since the license has been granted in the name of Sh. Harish Gupta therefore Registration Certificate be issued on his name. After examination, the Authority found the project fit for registration subject to 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 Town & Country Planning Department.
- IV. Since the promoter is a sole proprietorship, therefore, should not use acronym of 'Co' while booking, advertising, marketing and selling of plots.
- V. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance registration.

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



True copy

Executive Director,
HRERA, Panchkula

22/4/24.

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

LA Monika

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