



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 15.05.2024.

Item No. 253.30

(iv) **Promoter: JSSR REAL HOMES PVT LTD.**

Project : "NOOK CITY" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 10.506 acres situated in revenue estate of village Kheri Ranghran, Sector-12, Yamuna Nagar.

Temp ID : RERA-PKL-1453-2024

Present: Sh. Jasbir Singh, Sh. Ashok Kumar and Sh. Simrat Singh Booter (Directors of the Co.) and Adv. Tarun Ranga, on behalf of the company.

1. This application is for registration of a new project namely "NOOK CITY" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 10.506 acres situated in revenue estate of village Kheri Ranghran, Sector-12, Yamuna Nagar. License No. 02 of 2024 dated 10.01.2024 valid upto 09.01.2029 has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the promoter vide letter dated 03.05.2024:

- (i) Provisional allotment letter is submitted,
- (ii) Permissible FAR and FAR proposed to be utilized in the project is mentioned as zero in REP-I Part B,
- (iii) Gist of important provisions of the Draft agreement in REP-I Part F is mentioned as 'ATTECH',
- (iv) No default certificate should be given in original on the 'correct format',



- (v) Date of approval of building plans mentioned in REP-I (Part C) requires deletion,
- (vi) On the same date i.e. 29th Jan 2024, there are two board resolutions. First authorizes Ashok Kumar & second authorizes Amit Sharma as authorized signatories,
- (vii) Resolutions do not have any reference number,
- (viii) Signatures of Ashok Kumar on applications and on second resolution are different,
- (ix) Resolutions do not identify who Ashok Kumar or Amit Sharma are. Neither their addresses nor Aadhaar card copies (certified) are attached,
- (x) Acknowledgement of filing the income tax returns by the promoter,
- (xi) Statement regarding the income of the promoter and the taxes paid by him in the last three years,
- (xii) A brief note regarding the financial and professional/technical capability of the promoter to develop the project.

3. Vide reply dated 09.05.2024 and 13.05.2024, the promoter submitted the following:

- (i) A copy of allotment letter,
- (ii) FAR for residential would be 100 and 150 for commercial,
- (iii) We have submitted agreement for sale with the application, request to mention 'Attached as per the RERA Act, 2016 and Rules made thereunder', instead of 'ATTECH'
- (iv) CA certificate in prescribed format submitted,
- (v) Request to delete date of building plans,
- (vi) That the company has authorized two persons namely Sh. Ashok Kumar and Sh. Amit Sharma to represent the company in case the Director Sh. Ashok Kumar is not available. Both have been authorized to do all necessary acts related to registration of project. The acts and deeds performed by both persons shall be treated as acts and deeds done on and behalf of company only,
- (vii) A copy of fresh board resolutions dated 29.01.2024 with reference no. JSSR/2023-24/009 and JSSR/2023-24/0010 are submitted,
- (viii) The company undertakes that they are the signatures of Sh. Ashok Kumar on application as well as resolution and also submitted affidavit regarding the same,
- (ix) New resolutions submitted and copy of Aadhaar cards submitted,
- (x) ITR of Simrat Singh Booter, Ashok kumar and Jasbir singh submitted,
- (xi) Statement regarding the income of the promoter company and the taxes paid in the last three years submitted,



- (xii) CA certified Net Worth certificate is submitted, stating Rs. 1 cr. as net worth of the company, Rs. 7.39 cr. of Jasbir Singh, Rs. 4.13 cr. of Ashok Kumar and Rs. 7.86 cr. of Simrat Singh Booter. Certificate issued by M/s Monarch Design Studio submitted for technical capability.
4. After consideration, 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. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.362 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. Authority directs the office to make necessary corrections in REP-I as requested by the promoter.
6. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

Deer

Executive Director,
HRERA, Panchkula

23/5/24

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

CA (Monika)