



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 29.05.2024.

Item No. 255.12

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

(i) **Promoter:** New Sohna Warehousing Pvt. Ltd.

Project : "ONEPRASTHA SONIPAT" an Affordable Plotted Colony under DDJAY on land measuring 8.606 Acres situated in the revenue estate of Village Murthal, Sector 87, Sonipat.

Temp ID : RERA-PKL-1464-2024

Present: Sh. Jyoti Sidana, through video conferencing.

1. This application is for registration of the project namely; "ONEPRASTHA SONIPAT" an Affordable Plotted Colony under DDJAY on land measuring 8.606 Acres situated in the revenue estate of Village Murthal, Sector 87, Sonipat. License No. 18 of 2024 dated 01.02.2024 valid up to 31.01.2029 has been granted by Town and Country Planning Department in favour of New Sohna Warehousing Pvt. Ltd.
2. The application was examined and following observations were conveyed to the promoter on 08.05.2024:
 - i. CA certificate is not in prescribed format.
 - ii. Authorization to one of the director to apply under RERA is not filed in original, photocopy of same is submitted.
 - iii. Entry of license be got made in the revenue record.
3. The promoter vide reply dated 24.05.2024 has complied with the deficiencies mentioned at Sr. No. (i) and (ii). Further, as regards deficiency at (iii) above, the promoter



has submitted a request letter to Tehsildar, Sonipat for making entry of said license in the revenue records. A copy acknowledged by the concerned office is enclosed. The promoter further stated that the officials of Revenue Department/ Tehsil office, are performing Lok Sabha Election duties till 4th June 2024, therefore the promoter will submit the copy of revenue entry after its receipt from Tehsil office.

4. After examination, the Authority found the project fit for registration subject to the following special conditions:

- i. Promoter shall submit a copy of Jamabandi showing the entry of license in the revenue record within a period of 30 days from the issuance of this registration certificate.
 - ii. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
 - iii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.216 to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
 - iv. 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.
 - v. 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.
4. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

[Signature]

Executive Director,
HRERA, Panchkula

[Signature]
5/6/24.

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

LA (shubham)