



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 09.10.2024.

Item No. 266.57

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

(i) Promoter: SC Hotels and Resorts Pvt. Ltd.

Project : "Katyal Ramaya" an Affordable residential plotted colony under DDJAY-2016 on land measuring 12.92 Acres situated in the revenue estate of Village Kumaspur, Sector 81, Distt. Sonipat.

Temp ID : RERA-PKL-1535-2024

Present: Sh. Jyoti Sidana on behalf of promoters.

1. This application is for registration of the project namely; "Katyal Ramaya" an Affordable residential plotted colony under DDJAY-2016 on land measuring 12.92 Acres situated in the revenue estate of Village Kumaspur, Sector 81, Distt. Sonipat. License No. 206 of 2023 dated 10.10.2023 valid up to 09.10.2028 has been granted by Town and Country Planning Department, Haryana in favour of SC Hotels and Resorts Pvt. Ltd.
2. The application was examined and following observations were conveyed to the promoter on 18.09.2024:
 - i. CA certificate is based on the information provided to the CA for verification.
 - ii. As per condition 4 of the License, the promoter shall submit the revised layout plan @13.5 per persons plot density after approval of sectoral plan. The status of revision of plans be submitted.
 - iii. Details of long-term borrowings be submitted.
3. The promoter vide reply dated 20.09.2024 has complied with the above deficiencies.



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

- i. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
 - ii. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.508 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.
 - iii. 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.
 - iv. 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.
 - v. Promoter shall submit a copy of Jamabandi showing the entry of license in the revenue record within a period of 45 days from the date of issuance of this registration certificate.
 - vi. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.
 - vii. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.
5. **Disposed of.** File be consigned to record room after issuance of registration certificate.



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.

CA (Shubham) 22/10/24