



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 09.10.2024.

Item No. 266.57

(iv) **Promoter: Om Estates.**

Project : "Om Estates" an Industrial Plotted Colony to be developed over land measuring 19.725 acres situated in the revenue estate of Village Hisar, District Hisar.

Temp ID : RERA-PKL-1539-2024

Present: Sh. Jyoti Sidana for the Promoter.

1. The application is for registration of a new project namely 'Om Estates' an Industrial Plotted Colony. License No. of 117 of 2024 for land measuring 19.725 acres situated in the revenue estate of Village Hisar, District Hisar was granted by the Director Town & Country Planning, Haryana on 14.08.2024 to Om Estates which is valid upto 13.08.2029.
2. The application for registration was examined and following deficiencies were conveyed vide letter dated 18.09.2024:
 - i. Authority letter as to who will advertise, market and execute conveyance deeds in the said project has not been submitted.
 - ii. Non-default Certificate is not in order.
 - iii. Balance sheet for the last three years not submitted.
 - iv. As per Partnership Deed, there are 5 Partners in the Firm but only 4 partners have been mentioned in REP-I (PART- A) at point 5. Name of Partner "Sh. Parveen Kumar" is not mentioned.
3. Vide Reply dated 24.09.2024, the promoter has complied with all the above-mentioned observations. Since, the promoter has complied with all the observations, the Authority decides to register the project with 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 0.955 to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
 - V. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
 - 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.
4. **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)