



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

**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**

**(ix) Promoter: M/s SVC & Lahari.**

**Project : "Urban Premia", a Commercial Plotted Colony over an area measuring 3.418 acres in village Sarai Khwaja in residential Sector - 43, Faridabad, Haryana.**

**Temp ID : RERA-PKL-1533-2024**

**Present: Sh. Subodh Saxena alongwith Sh. Srinivas Rao, Managing Partner.**

1. An application for registration of project cited above has been received from the promoter on 09.09.2024. License No. 111 of 2024 dated 06.08.2024 valid up to 05.08.2029 has been granted by Town and Country Planning Department, Haryana. The application submitted by the promoter was examined and following deficiencies were conveyed vide letter dated 18.09.2024: -
  - i. As per the deed of partnership, there are four partners of the firm, however the promoter has mentioned name of only two partners in REP-I Part-A.
  - ii. Copy of approved demarcation plan, zoning plan and standard design of SCO's have not been submitted.
  - iii. Date of completion of the project is 05.08.2029 whereas the promoter in Rep-I Part-C has filed expenditure to be incurred in each quarter only till 2026.
  - iv. Non-default certificate at page 76 is not in original and prescribed format.
  - v. Rep-I Part-G is incorrect.
2. The promoter vide reply dated 24.09.2024 and 25.09.2024 has submitted as under:



- i. There are four partners of the firm. Details of all the four partners submitted. Request to update the same on the portal of the Authority.
  - ii. Standard designs of the project submitted, however demarcation and zoning plan not submitted.
  - iii. The promoter's target to complete the project is by 2026. License of the project is valid upto 06.08.2029, so completion date has been mentioned as 06.08.2029.
  - iv. Non default certificate submitted.
  - v. REP-1 Part-G submitted.
3. Thereafter, since deficiency at serial no. ii was not complied with by the promoter, therefore, the promoter vide letter dated 01.10.2024 was re-directed to comply with the same and an opportunity of hearing was also granted before rejecting the said application.
4. The promoter vide letter dated 07.10.2024 has submitted a copy of demarcation plan and has informed that zoning plan is not required to be approved for a commercial plotted colony.
5. After consideration, 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 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. 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.
  - iv. 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.



- 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 the interest 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
6. **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 (Subham)