



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 23.10.2024.

Item No. 267.41

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

(i) Promoter: Quarterage Developers Pvt. Ltd.

Project : "Mantosh" an Affordable residential plotted colony under DDJAY-2016 on land measuring 12.97 Acres situated in the revenue estate of Village Nangal Kalan & Patla, Sector 63 & 64, Sonipat.

Temp ID : RERA-PKL-1540-2024

Present: Sh. Jyoti Sidana on behalf of promoters.

1. This application is for registration of the project namely; "Mantosh" an Affordable residential plotted colony under DDJAY-2016 on land measuring 12.97 Acres situated in the revenue estate of Village Nangal Kalan & Patla, Sector 63 & 64, Sonipat. License No. 95 of 2024 dated 25.07.2024 valid up to 24.07.2029 has been granted by Town and Country Planning Department, Haryana in favour of Quarterage Developers Pvt. Ltd.

2. The application was examined and following observations were conveyed to the promoter on 16.10.2024:

- i. Plots mentioned in the affidavit needs to be freezed.
- ii. Payment Plan at Page 232 seem incorrect as date of completion is 24.07.2029.
- iii. Whether entry of license has been made in the revenue record.
- iv. Balance sheet for the year 2023-24 has not been submitted.
- v. Proof of payment of registration fee has not been submitted.
- vi. REP II, Clause 10 is not in accordance with the notified rules.
- vii. No default certificate is not in order.



3. The promoter vide reply dated 22.10.2024 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 0.519 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 30 days from the date of issuance of this registration certificate.
 - vi. Following plots falling under Pocket A shall be kept frozen till the submission of access permission from HSVP Haryana and defreezing of these plots by DTCP Haryana and RERA Panchkula: -

Plot No.	No. of the plots	Area of plot freezed (in Sq Mtrs)
A1 to A 15	15	1560.88
A16 and A 17	2	283.22
A18 to A 28	11	1144.65
		2988.75 (Total Area)

- vii. 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.



viii. 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

30/11/24.

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

CA (Shubham)