



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 11.09.2024.

Item No. 265.37

(vii) Promoter: M/S CROWN BUILDESTATES LLP.

Project : "The Connaught Panipat" a Commercial Plotted Colony on land measuring 10.218 acres situated in the revenue estate of village Nizampur, Sector-40, Panipat.

Temp ID : RERA-PKL-1521-2024

Present: Sh. Jyoti Sidana Authorized representative of the promoter.

1. This application is for registration of a new project namely "The Connaught Panipat" a Commercial Plotted Colony on land measuring 10.218 acres situated in sector-40, Panipat. License No. 53 of 2024 dated 15.03.2024 valid upto 14.03.2029 has been granted by Town and Country Planning Department.

2. The application was examined and the following observations were conveyed on 05.09.2024:

- i. In REP-I Part C clause 7, shows zero plots against plot area of 220.57 sq. mtr., however layout plan shows one plot;
- ii. Approved Demarcation and zoning plan not submitted;
- iii. The promoter should inform whether license no. 53 of 2024 has been entered in the revenue record;
- iv. No default certificate is not in prescribed form (date of incorporation incorrectly mentioned);
- v. The promoter should submit Balance Sheet of year 2023-2024 and Acknowledgement of filing the income tax returns for financial year 2023-2024;



- vi. Approval letter of for standard designs of SCOs be submitted and drawing no. DTCP 10433(i) not submitted.
 - vii. Date of approval of Building plans in REP-I Part C mentioned as NA, however Building Plans have been approved;
 - viii. Location of the project be marked on development/sectoral plan.
3. The promoter vide letter dated 06.09.2024 has complied with all the deficiencies. After consideration, the Authority finds the project fit for registration subject to 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. 10 plots (Plot no. 86-89, 34, 35, 36, 37, 38, 85) measuring 2681.79 sq. mtrs. as shown mortgaged against Bank Guarantee of IDW & EDC cannot be sold by the promoter without the written consent of DTCP, Haryana and RERA, Panchkula.
- V. 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.
- VI. Promoter shall submit documents showing entry of license in the revenue records within 60 days of issuance of registration.
- 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 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.
4. Authority directs the office to make necessary corrections in REP-I.
5. Disposed of. File be consigned to record room after issuance of registration certificate.



True copy

[Handwritten signature]

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Executive Director,
HRERA, Panchkula

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1/1/24

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

CA (Monika)