



**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, hrerapl-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 04.12.2024.**

**Item No. 271.03**

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

(i) **Promoter:** Lotus Trading and Securities Pvt Ltd.

**Project :** "Commercial One" a Commercial site measuring 1.017 acres (Part of residential plotted colony measuring 105.286 acres) situated in Sector 16 & 17, Sonipat.

**Temp ID :** RERA-PKL-1560-2024

**Present:** Sh. Jyoti Sidana on behalf of promoters.

1. This application is for registration of the project namely; "Commercial One" a Commercial site measuring 1.017 acres (Part of residential plotted colony measuring 105.286 acres) situated in Sector 16 & 17, Sonipat. Standard design of SCOs have been approved in the name of Rangoli Buildtech Pvt Ltd vide DTCP approval letter dated 25.07.2024. Subsequently, the commercial site has been purchased by Lotus Trading and Securities Pvt Ltd through conveyance deed dated 02.08.2024.

2. The application was examined and following observations were conveyed to the promoter on 19.11.2024:

- (i) No clear authority to file RERA Registration has been submitted.
- (ii) Date of approval of Layout Plan needs to be incorporated in REP-I Part C.
- (iii) CA certificate in original has not been submitted.
- (iv) Financial statements of Optimistic Trading Company Pvt Ltd have been submitted however application is from Lotus Trading and Securities Pvt Ltd.



- (v) Acknowledgement of filing the Income Tax Returns by the promoter has not been submitted.
- (vi) The commercial site measuring 1.017 acres be marked on a sperate site plan.
- (vii) An affidavit needs to be submitted affirming that the entire land for which conveyance deed was executed with the promoter i.e., Lotus Trading and Securities Pvt Ltd forms part of 96.942 acres which is registered with the Authority vide Reg No. HRERA-PKL-SNP-268-2021 dated 12.10.2021.
- (viii) Whether the promoter will be selling the SCOs or also constructing the same.

3. The promoter vide reply dated 29.11.2024 has complied with the deficiencies mentioned at serial no. iii to viii above. As regards, deficiency mentioned at serial no. i, Board Resolution has been submitted vide which Sh. Sandeep Gulati has been authorized to sign, follow-up, appear and submit for all the necessary papers/application for registration of RERA. However, on perusal it is observed that registration file has been signed by Sh. Sandeep Gulati as Authorized Signatory/Director of the company. Permission is hereby granted to rectify the same in the original file. Further, as regards serial no. ii above, Sh. Jyoti Sidana requested to update the date of approval of layout plan as 25.07.2024. Request accepted. Permission is granted to update the same on the web portal.

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

- i. 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.
- ii. 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.
- iii. 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.



- 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.
5. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

*Deen*

Executive Director,  
HRERA, Panchkula

*17/12/24*

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

*LA (Shubham)*