



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-I, Panchkula.

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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

(ii) **Promoter:** M/S F SEVEN PHARMACEUTICAL PVT LTD.

Project : "The Crest Hills", GH-17 measuring 2718.75 sqm (having FAR of 5327.45 sqm) in sector-24, Panchkula.

Temp ID : RERA-PKL-1543-2024

Present: Sh. Tarun Ranga on behalf of the promoter.

1. This application is for registration of project namely "The Crest Hills" – GH-17 measuring 2718.75 sqm and having an FAR of 5327.45 sqm being developed in sector-24, Panchkula. HSVP has allotted the said site Vide Memo No. ZO004/EO012/UE020/GALOT/0000000927 DATED 17.11.2023.
2. The application was examined and following observations were conveyed to the promoter on 22.11.2024:
 - i. Estimated cost of infrastructure is mentioned as zero.
 - ii. Allotment letter has not been submitted.
 - iii. Non-default certificate is not in order.
 - iv. Brief note regarding financial and technical capacity to develop the project has not been submitted.
 - v. Specifications of construction/unit to be specific.
3. The promoter vide letter dated 02.12.2024 and 04.12.2024 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 flats/apartments 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 HSVP.
 - 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. 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.
 - VI. Promoter should mention the infrastructure charges and external development charges in Builder Buyer Agreement separately.
4. Authority directs the office to make necessary changes in REP I.
 5. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

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 (Monika)