



HARYANA REAL ESTATE REGULATORY AUTHORITY, 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

(v) Promoter: **Heritage Cottages Pvt. Ltd.**

Project : **“Ozone Square (Zone E & EWS) ”, a Group Housing Colony on land measuring 2.0643 acres (FSI of 3.0 acres) forming a part of total licensed area measuring 48.038 acres situated in Sector 89, Faridabad, Haryana.**

Temp ID : **RERA-PKL-1561-2024**

Present: **Sh. Praveen Kumar, Director of the promoter company
Adv. Sourabh Goel, counsel for the promoter through video conference.**

1. The matter pertaining to the registration of this project came up for consideration of the Authority today. License No. 34 of 2007 for an area measuring 36.75 acres in favour of M/s Triveni Ferrous Infrastructure (P) Ltd.(now known as maximal Infrastructure Pvt. Ltd.); License no. 35 of 2007 for an area measuring 3 acres in favour of M/s Sumit S/o Sh. H.C. Mittal and License no. 36 of 2007 for an area measuring 8.288 acres in favour of M/s Triveni Ferrous Infrastructure (P) Ltd. and M/s Ferrous Alloys Forgings (P) Ltd. were granted on 24.01.2007 for the development of a Group Housing Colony on total land measuring 48.038 acres in the revenue estate of Village, Tikkawali, District Faridabad, Haryana. Said licenses have been renewed upto 22.01.2025.
2. M/s Heritage Cottages Private Limited has been granted permission for assignment of Joint Development and Marketing Rights by DTCP, Haryana vide order dated 07.03.2022.
3. The application was examined and following observations were conveyed to the promoter on 26.11.2024:
 - i. Entry of license has not been made in revenue record.



- ii. The date of approval of latest layout plan in REP-I Part-C is 'NA' and the layout plan has not been attached.
- iii. Building plans have been approved in the year 2008. Copy of revalidated building plans have not been submitted.
- iv. CA certificate is not in original.
- v. Figures of number of sold/booked in REP-I Part-C are contradictory.
- vi. Area to be registered not marked on site plan.
- vii. The file should have an index showing page nos. and content.
- viii. Each page should be page numbered.
- ix. Already paid ₹3,70,000 + ₹18500/- as registration Fee + Processing Charges. The promoter is liable to pay deficit registration fee and processing charges of ₹195731+ ₹29211= ₹2,24,942/-.
- x. The promoter is liable to pay late fee (from 28/10/18 to 19/07/19) which works out to ₹5,84,231/-.
- xi. The registered address on the MCA website is G-3, SFS Flats, Saket, New Delhi whereas the registered address in REP-I is B-123, Green Field Colony, Faridabad, the same be clarified.
- xii. As per MCA site, Praveen Kumar Khurana is only a Director and not the MD of Heritage Cottages as stated in REP-I, the same be clarified.
- xiii. Proposed FAR has been incorrectly mentioned at Sr. no-3-REP I (PART B).
- xiv. Land utilization table REP I (Part C) is incorrect.
- xv. MOU at pages-2 to 5, 9 to 17 are not legible.
- xvi. AOA-pages 1 to 10 are not legible.
- xvii. Though 47.40% of the expenditure on construction of the apartments has been stated to be incurred as on date whereas the project has been stated to be 80% complete. A CA certificate and an Engineer/ Architect certificate be enclosed certifying the finances incurred as on date on the construction of the apartments and the %age of works completed at site along with latest photographs.
- xviii. An affidavit with regard to the following be submitted:
 - a. That 2.0643 acres of the project land shall be maintained by M/s Heritage Cottages Pvt. Ltd. as per the agreement.
 - b. That if the internal development works are not executed by Maximal as per the agreement till the completion of the project i.e. 31.12.2026, the promoter will be liable to execute the same by the said date so that the units are operational and an application for occupation certificate could be filed before the DTCP.



- c. Since the area of the project is 2.0643 acres and the FAR being permitted is 3.0 acres i.e. (2.54%), therefore the allottees shall be eligible for 2.0643 acres of proportionate undivided share in the land. The consent from the existing allottees to this effect be submitted and this clause be inserted in the BBAs to be executed.
- xix. The promoter should clarify as to who will apply for renewal of license (since license is valid only upto 22.01.2025), occupation certificate and completion certificate of the project.
- xx. Complete legible copies of registered agreement, supplementary agreement and power of attorney be submitted.
- xxi. Since, Heritage Cottages Pvt. Ltd. is responsible to execute the proportionate construction of EWS apartments falling to its share, therefore the present status of approval of building plans and the construction of these units undertaken at site be submitted. It is also to mention here that the department would consider OC of the general category flats only after the completion of EWS flats. Therefore, these flats would also have to be constructed/completed by 31.12.2026.
4. The promoter filed reply on 03.12.2024 which could not be examined and therefore the Authority decided to consider the case through circulation.
5. The promoter vide letter dated 03.12.2024 has sought clarification regarding deficit registration fee and processing charges of ₹2,24,942/-. Office is directed to provide the said calculation to the promoter.
6. Further, Sh. Akhil Mahajan appearing on behalf of the allottees (alongwith 8-10 other allottees) casted aspersions on the Authority while its proceedings were going on, calling the Authority and its officials Corrupt. He also casted aspersions on the entire Government and the judiciary by mentioning that everyone in the system is corrupt. This conduct of Sh. Akhil Mahajan was viewed very seriously by the Authority and the Authority was of the view that this act should be brought to the notice of the Government.



True copy

[Signature]

Executive Director,
HRERA, Panchkula

[Signature]
17/12/24

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

LA (Ashima)