



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 13.11.2024.

Item No. 269.03

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

(i) **Promoter:** Sunrise Realty Associates.

Project : "Royal City Fatehabad" – an Affordable Residential Plotted Colony (DDJAY-2016) to be developed over land measuring 11.343 acres situated in the revenue estate of village Basti Bhiwan, Sector -12, Fatehabad.

Temp ID : RERA-PKL-1541-2024

Present: Sh. Anshul Bhayana, Authorized representative of the promoter via video conferencing.

1. This Application is for registration of a project namely "Royal City Fatehabad", an Affordable Residential Plotted Colony (DDJAY-2016) to be developed over land measuring 11.343 acres situated in the revenue estate of village Basti Bhiwan, Sector -12, Fatehabad. License no. 89 of 2024 for land measuring 11.343 acres was granted by the DTCP, Haryana on 16.07.2024 which is valid upto 15.07.2029.

2. The application was examined and following observations were conveyed to the promoter on 05.11.2024:

- i. Statement regarding Income of the Promoter and Income Tax Return of the Company for the last three years should be submitted. (Only the front page and acknowledgement)
- ii. The Promoter should clarify as to who will maintain the escrow account and how will 70% of the amount collected from the allottees be transferred to the said account. A



- joint undertaking with the landowner/licencees for complying with the above be submitted.
- iii. An undertaking that who shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees has not been submitted.
 - iv. As per Page11 at Point (vi), the fact of project land being licensed has not been informed to the Revenue Department for entry in record of ownership.
 - v. At Page 13, Cost of Land is mentioned as Zero.
 - vi. A Joint undertaking stating that the promoter and land owner/Licencees shall be jointly and severally liable under the provisions of RERA Act/Rules has not been submitted.
 - vii. Balance Sheet of the Firm for the last three years duly certified by the C.A. has not been submitted.
 - viii. Promoter has not provided list of plots falling under mortgage land as mentioned in License No. 89 of 2024.
 - ix. Promoter has not provided list of plots through which 11 KV HT Lines are passing. The plot numbers and area of plots need to be marked on the layout plan.
 - x. Consent in the form of an Affidavit be given by the Promoter and Landowner/licencees that the Plots earmarked for the Landowner/Licencees shall be allotted/sold by the Landowner/Licencees after the grant of Completion Certificate.

3. The promoter vide letter dated 08.11.2024 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 i.e. Sunrise Realty Associates shall comply with the provisions of Section 4(2)(1)(D) of RERA Act, 2016 (as per their shareholding in the saleable area as agreed to in the collaboration agreement) which states that 70% of the amount realized from



the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I.

- 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. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- V. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.363 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.
- VI. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.
- VII. 25 plots (Plot no. 148-163, 164-171 & 179) measuring 2746.37 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.
- 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.
- IX. 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.
- X. 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.
- XI. That as per the joint affidavit dated 07.11.2024, both the promoter and land owner/Licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.



XII. Following plots coming to the share of landowner/licencees cannot be put to sale by the promoter and can only be allotted to landowners after the grant of Completion certificate by DTCP, Haryana:

Sr. No.	Plot No.	Plot Type	Total Plots	Landowner
1.	148-163	0	16	Sh. Amar Lal
	141-147	P	7	
	134-140	Q	7	
	187-188	M	2	
	172	L2/1	1	
	47	D1/1	1	
2.	164-171	N	8	Sh. Pawan Kumar, Sh. Sanjeev Kumar, Sh. Chirangilal Sh. Ravinder Kumar, Smt. Suman Lata, Smt. Kamlesh, Sh. Sunny & Sh. Mohit
	189-203	R	15	
	117-122	J	6	
	123	J1/1	1	
	124	J2/1	1	
	125	J3/1	1	
Total			66	

XIII. 11 KV HT Line passes through the site so a total no. of 18 plots (Plot no. 164-171, 180-185, 187-188 & 202-203) are freeze until defreeze by DTCP, Haryana.

XIV. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.

XV. No clause of the Collaboration Agreement/GPA shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter and licencee/landowners should also not execute an addendum to the collaboration agreement/GPA without the prior consent of DTCP Haryana and RERA.

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



Received on 19/11/2024
at
 19/11/24

True copy

[Signature]

Executive Director,
 HRERA, Panchkula

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

LA Kabal