



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 18.12.2024.

Item No. 273.03

(vi) **Promoter: M/S VERA DEVELOPERS PRIVATE LIMITED.**

Project : "VISTA 45", GH-45 measuring 2000 sqm (having an FAR of 4025 sqm) in sector-20, Panchkula.

Temp ID : RERA-PKL-1552-2024

Present: Sh. Neeraj Puri on behalf of the promoter.

1. The application is for registration of a new project namely "VISTA 45" – GH 45 measuring 2000 sqm and having an FAR of 4025 sqm in Sector-20, Panchkula. HSVP allotted the site Vide Memo No. ZO004/EO012/UE020/ GALOT/0000001125, dated-19-01-2024 and possession certificate was issued vide MEMO No 347 dated 23/01/2024 to Vera Developers Private Limited through Director Kartik Budhiraja.

2. The application was examined and following observations were conveyed to the promoter on 16.12.2024:

- i. A copy of zoning plan not submitted;
- ii. Allotment letter submitted at page no. 173 states that 'payment must be done as per attached payment plan', however no such payment plan is enclosed;
- iii. MCA website shows unsatisfied charge of Rs. 67.295 cr., is this charge against the project land;
- iv. Brief note regarding financial and technical capacity to develop the project has not been submitted.



3. The promoter vide letter dated 17.12.2024 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. That the said land has an encumbrance in favour of IIFL amounting to Rs. 14 crores for project development. The repayment of the said loan shall be from the 30% account. The promoter will execute registered Sale Deeds/Conveyance Deeds in favour of allottees after 100% consideration of flat/apartment is paid by the allottee in the Escrow Account and the Bank/Financial Institution issues NOC for the execution of such deeds.

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



all
31/1/25

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 (Monika)