



**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**

**Minutes of registration of projects through circulation to be attached with 271<sup>st</sup> Meeting of Authority held on 04.12.2024.**

- (ii) **Promoter:** Heritage Cottages Pvt. Ltd.  
**Project Name:** "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.  
**Date of consideration:** 09.12.2024  
**Temp ID:** RERA-PKL-1561-2024  
**Present:** Sh. Praveen Kumar, Director of the promoter company

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 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 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 replies dated 03.12.2024 and 09.12.2024 and has complied with the above mentioned deficiencies. Further, as regards deficiency mentioned at serial no. (vii) and (viii), permission is hereby granted to page number the file and enclose an index showing page nos. and content.
5. After examination, the Authority found the project fit for registration subject to the following special conditions:
- i. The promoter should submit the copy of revalidated building plans within a period of sixty days from the issuance of this registration certificate, till then no construction should be undertaken at site.



- ii. As per the affidavit dated 02.12.2024, the promoter shall maintain 2.0643 acres of the project land as per the agreement entered into with the licensee and also as per the condition imposed by the DTCP.
- iii. As per the affidavit dated 02.12.2024, if the internal development works are not executed by the licensee company, (i.e. Maximal Infrastructure Pvt. Ltd.), 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 to ensure that the units are operational and an application for occupation certificate could be filed before the DTCP.
- iv. As per the affidavit dated 02.12.2024, 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 by the promoter/association within a period of sixty days from the issuance of this registration certificate and this clause be inserted in the BBAs to be executed.
- v. The Promoter shall comply with the provisions of Section 4(2)(I)(D) of RERA Act, 2016 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.
- vi. 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 units/apartments shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- vii. Promoter shall submit a copy of service plans and service estimates to the Authority immediately after their approval by Town & Country Planning Department.
- viii. 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.
- ix. 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.

- (x) 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.
- (xi) This grant of registration is without prejudice to any rights of the allottees accrued as per RERA Act, 2016 or the Rules or Regulations made thereunder.
- (xii) The promoter shall also construct the EWS flats falling in his share before 31.12.2026 i.e., till the date of completion of general category flats.

6. Office is directed to make necessary corrections in REP-I (A-H) as per reply dated 03.12.2024.

7. **Disposed of.** File be consigned to record room after uploading the orders on the website of the Authority.

This has been approved by Authority on 09.12.2024.



*Handwritten signature*  
23/12/24

True copy

*Handwritten 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.

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