



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 29.01.2025.

Item No. 277.03

(iv) Promoter: Imperial Developers.

Project : "MM Indraprasth"- a Residential Group Housing Colony on land measuring 10.768 acres in the revenue estate of village Saunda, Sector 25, Ambala.

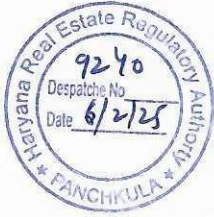
Temp ID : RERA-PKL-1592-2024

Present: Adv. Neeraj Puri on behalf of promoter.

1. This application is for registration of the project namely, "MM Indraprasth"- a Residential Group Housing Colony on land measuring 10.768 acres situated in the revenue estate of village Saunda, Sector 25, Ambala. License No. 47 of 2024 dated 13.03.2024 valid upto 12.03.2029 and License No. 103 of 2024 dated 01.08.2024 valid upto 31.07.2029 has been granted by the Town and Country Planning Department.
2. The application was examined and following deficiencies were conveyed to the promoter on 24.01.2025:
 - i. The promoter should apply for FAR of the project instead of total plot area.
 - ii. Registration fee is deficit by Rs. 48,690/-
 - iii. Specifications of construction in REP I Part H are not specific.
 - iv. Payment plan at page no. 180 is not in order- it should be construction linked. 25% of the total amount cannot be taken at the time of booking, which should not exceed 10%.
 - v. CA certificate at page 118 is based on the information furnished to the CA.



- vi. A joint undertaking be submitted that the promoter and the land owner/ licensee shall be jointly and severally be liable under the RERA Act/ Rules.
- vii. In the year 2022-23, there is net loss of Rs. 926/-. In the year 2023-2024, there is loss of Rs. 2,55,246/-. Promoter should submit a certificate of financial capability to execute the project.
3. Vide reply dated 27.01.2025 & 28.01.2025, the promoter has complied with the above observations except observation at serial no. iv. Adv Neeraj Puri was asked to comply with the observation at serial. no. iv. as the reply given with respect to observation at serial no. iv. is not satisfactory.
4. After examination, the Authority decides to grant an opportunity to comply with the above mentioned observation and also an opportunity of being heard personally on the next date of hearing before rejecting the application.
5. Adjourned 05.02.2025.



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6/2/25

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 (Tushar)