



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 15.01.2025.

Item No. 275.03

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

(i) Promoter: Shri Ram Sharanam Consultants Pvt. Ltd.

Project : "Craft Residencies", an Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 7.306 Acres situated in the revenue estate of Village Ahmedpur, Sector 27, Sonipat.

Temp ID : RERA-PKL-1590-2024

Present: Adv. Tarun Ranga on behalf of promoters.

1. This application is for registration of the project namely; "Craft Residencies", an Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 7.306 Acres situated in the revenue estate of Village Ahmedpur, Sector 27, Sonipat. License No. 203 of 2022 dated 08.12.2022 valid up to 07.12.2027 has been granted by Town and Country Planning Department, Haryana in favour of Jai Krishna Hitech Infrastructure Pvt. Ltd. in collaboration with Jai Krishna Artec J-V. Thereafter, transfer of License and change of developer in favour of Shri Ram Sharanam Consultants Pvt. Ltd has been granted vide D'TCP order dated 24.10.2024.

2. The application was examined and following observations were conveyed to the promoter on 08.01.2025:

- i. ITR Acknowledgements of directors have been submitted however, of company have not been submitted.



- ii. Zoning Plan duly approved by DTCP Haryana has not been submitted. However, mentioned as YES in REP I (Part E).
 - iii. License has been granted in the year 2022 and transferred to Shri Ram Sharanam Consultants Pvt. Ltd in Oct' 2024. The promoter has applied for registration as a new project; therefore, you are directed to submit an affidavit if any plots have been sold in the project as on date.
 - iv. Payment Plan has not been enclosed with the Agreement to sell.
 - v. Authorization to file RERA Registration submitted at page 54 is not clear.
 - vi. Clause 3 of the Affidavit cum undertaking submitted at pg. 258 is not in consonance with the provisions under the RERA statute.
3. The promoter vide replies dated 13.01.2025 and 15.01.2025 has complied with all the deficiencies.
4. After consideration, the Authority found the project fit for registration subject to the following special conditions:
- i. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
 - ii. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.173 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.
 - 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 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.
 - v. 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 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3'' x 3'' (in two newspapers



widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.

- vi. 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
 - vii. 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.
5. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

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Executive Director,
HRERA, Panchkula

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22/1/25

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

CA (shubham)