



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 05.02.2025.

**Item No. 278.03**

(vii) **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. On 29.01.2025, Authority decided 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 returning the application.
5. The promoter vide letter dated 30.01.2025 has complied with the remaining deficiency. 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 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.
  - II. That Flat no. Ground B 4 BHK of Tower A measuring 2220 sq. mtrs. coming to the share of landowner/licensee i.e. Sh. Vishal Garg cannot be put to sale by the promoter.
  - 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. 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. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 217.882 sq mtrs to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- VII. That as per the Joint Undertaking dated 24.01.2025, both promoter and landowner/licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.
- VIII. 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.
- 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.
6. **Disposed of.** File be consigned to record room after issuance of registration certificate.



*[Handwritten signature]*  
11/2/25

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.

LA (Tushar)