



**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 05.03.2025.**

**Item No. 280.03**

**(vi) Promoter: JESTATE.**

**Project: "Anantara" an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed over land measuring 13.82 acres situated in the revenue estate of Village Basti Bhiwan, Sector-12, Fatehabad.**

**Temp ID : RERA-PKL-1626-2025**

**Present: Adv. Tarun Ranga (Counsel for Promoter).**

1. This application is for registration of a new project "Anantara" an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed over land measuring 13.82 acres situated in the revenue estate of Village Basti Bhiwan, Sector- 12, Fatehabad. License No. 180 of 2024 dated 09.12.2024 valid upto 08.12.2029 has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the promoter vide letter dated 25.02.2025 :

- i. The Email and Mobile No. of Authorised Representative and Partner Ms. Priya are same.*
- ii. Only ITR of the year 2024-25 is submitted. Statement regarding Income of the Promoter and Income Tax Return of the Firm for the last three years should be submitted. (Only the front page and acknowledgement).*
- iii. Entry of licensed land be made in the Revenue Department.*
- iv. Only the Balance sheet (as on 31.03.2024) has been submitted which is not certified by C.A. Balance Sheet of the Firm duly certified by the C.A. for the last three years has not been submitted.*
- v. Payment Plan has not been submitted.*



- vi. *Non default C.A. Certificate is not in order.*
- vii. *Promoter should submit a brief note stating its financial and technical capacity to develop this project.*
- viii. *File is not page numbered.*

3. Vide reply dated 04.03.2025, the promoter has complied with all the above mentioned observations.

4. Since, the promoter has complied with all the observations, the Authority decides to register the project 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. 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 Town & Country Planning Department.
- IV. 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.
- V. 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.
- VI. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.551 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.



- VII. 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.
- VIII. 11 KV HT Line passes through the site. 42 plots falling under the HT Line shall be freezed until the shifting of the same. ( Plot No. 25, 63-64, 68 to 77, 123 to 127, 147 to 152, 161 to 167, 188 to 192, 226 to 231 ) having a total area of 4843.73 sqm . The Promoter shall inform HRERA, Panchkula after de-freezing of the above-mentioned plots and seek approval before selling the same.

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



True copy

  
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 ( Dhruv )

