



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 26.03.2025.

Item No. 282.03

(viii) Promoter: Haryana Promoters Private Limited.

Project : "Amantra Greens" a Residential Plotted Colony to be developed on land measuring 24.868 Acres situated in the revenue estate of Village Kailash, Sector-28A &29, Karnal.

Temp ID : RERA-PKL-1648-2025

Present: Sh. Jyoti Sidana Authorized representative of the promoter.

1. This application is for registration of a new project "Amantra Greens" a Residential Plotted Colony to be developed over land measuring 24.868 acres situated in the revenue estate of Village Kailash, Sector-28A &29, Karnal. License No. 60 of 2024 dated 10.06.2024 valid upto 09.06.2029 has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the promoter on 19.03.2025:

I. Completion date in REP-I and REP-II are not same.

II. All pages are not numbered.

III. Pages are signed by the Authorized signatory with stamp of Director/Authorized Signatory who is not the director of the Company.

IV. The Promoter should submit a list of plots:

- Falling on the other side Budha Khera Minor;
- Falling/affected by 132 KW High Tension Line;
- Mortgaged to DTCP for External Development works and Internal Development Works;

V. Projected cash flow statements (quarterly) of the proposed project be submitted;



VI. A certificate from CA that the information provided in A to II Performa is as per the Books of account/Balance sheets of the applicant company.

3. The promoter vide letter dated 21.03.2025 has complied with the above deficiencies.
4. 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(inches) (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. 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.
 - 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 0.92 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. The following plots are mortgaged under External Development Charges & Internal development works by the DTCP and shall be kept freezed and will not be sold till they are de-mortgaged by the office of DTCP and RERA, Panchkula

Plots Mortgaged to DTCP against EDC & IDW			
Plot No.	Area of Plot(in Sq. mt.)	No. of Plots	Total Area of Plots(in Sq. mt)
Type-J	234.778	8	1878.228
Type-J	237.303	1	237.303
Type-K	242.074	6	1452.447
Type-I	234.471	1	234.471
Type-B	269.031	5	1345.155
Type-E	240.655	6	1443.930
Type-C1	244.079	6	1464.479
Type-C	240.585	6	1443.511
Type-A	252.089	4	1008.358
Type-A	252.089	1	252.089
Type-D	358.869	2	717.738
		46 Plots	11477.709

VIII. Since the promoter in his reply has stated that no plots are affected by 132 KV IIT LINE, The following plots Falling/ affected by 11KV IIT Line are freezed till the shifting of the IIT line and till the same are released by DTCP and RERA, Panchkula.

Plot No.	Area of Plot (in Sq. mt.)	No. of Plots	Total Area of Plots(in Sq. mt)
Type-J	234.778	1	234.778
Type-II	192.80	5	964.00
		6 Plots	1198.778

4. **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 (Dhaur)