



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

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Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 02.04.2025.

Item No. 283.03

(vi) Promoter: M/s S R Paryavaran Engineers Private Limited.

Project : "Sukhavas Residences" GH-16 measuring 2437.5 sqm (having an FAR of 4674.359 sqm) in sector-24, Urban Estate, Panchkula.

Temp ID : RERA-PKL-1620-2025

Present: Sh. Saksham Arora and Sh. Dheeraj Chawla on behalf of the promoter.

1. This application is for registration of a new project namely "Sukhavas Residences" GH-16 measuring 2437.5 sqm (having an FAR of 4674.359 sqm) in sector-24, Urban Estate, Panchkula. HSVP has allotted the said site vide Memo No. ZO004/EO012/UE020/GALOT/0000000986 dated 01.12.2023.

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

- i. Conveyance deed has been submitted, however, copy of Allotment letter issued by HSVP in favour of the promoter not submitted;
- ii. Copy of Allotment letter and agreement to sell to be executed with the allottees alongwith payment plan not submitted;
- iii. Registration fee is deficit by Rs. 71,175/-;
- iv. MCA website shows unsatisfied loan of Rs. 3.07 cr., the promoter should clarify whether it is against the project land;
- v. Brief note regarding the financial and professional/technical capability of the promoter to develop the project be submitted;
- vi. ITRs of the last three years be submitted;
- vii. Copy of Demarcation and Zoning plan not submitted.
- viii. Land utilization break up given in REP I (Part C) is not in order;



- ix. Carpet area of the units not correctly mentioned in REP I (Part C);
- x. Specifications of construction are not specific;
- xi. Projected cash flow statements (quarterly) of the proposed project be submitted;
- xii. 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. After considering the reply dated 26.03.2025, the Authority directed the promoter to comply with the observations at serial no. (ii), (vii), (viii) (ix) and (x) latest by 04.04.2025 alongwith consent of the financial institution that once the entire sale proceeds of the unit is deposited by the buyer in the escrow account, the lenders shall release their charge/mortgage on such unit and provide NOC for the execution of sale/conveyance deeds so that a decision by circulation could be taken within the stipulated time as provided in the RERA Act, 2016. If reply to the above observations is not filed by 04.04.2025, this registration application is liable to be returned.



True copy


Executive Director,
HIRERA, Panchkula

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

LA (Moujra)





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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 02.04.2025.

Item No. 283.32

Promoter: M/s S R Paryavaran Engineers Private Limited

Project Name: "Sukhavas Residences" GII-16 measuring 2437.5 sqm (having an FAR of 4674.359 sqm) in sector-24, Urban Estate, Panchkula

Temp Id: 1620-2025

1. This application is for registration of a new project namely "Sukhavas Residences" GII-16 measuring 2437.5 sqm (having an FAR of 4674.359 sqm) in sector-24, Urban Estate, Panchkula. HSVP has allotted the said site vide Memo No. ZO004/E:0012/UE:020/GALOT/0000000986 dated 01.12.2023.

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

- i. Conveyance deed has been submitted, however, copy of Allotment letter issued by HSVP in favour of the promoter not submitted;
- ii. Copy of Allotment letter and agreement to sell to be executed with the allottees along with payment plan not submitted;
- iii. Registration fee is deficit by Rs. 71,175/-;
- iv. MCA website shows unsatisfied loan of Rs. 3.07 cr., the promoter should clarify whether it is against the project land;
- v. Brief note regarding the financial and professional/technical capability of the promoter to develop the project be submitted;
- vi. ITRs of the last three years be submitted;
- vii. Copy of Demarcation and Zoning plan not submitted.



- viii. Land utilization break up given in REP I (Part C) is not in order;
- ix. Carpet area of the units not correctly mentioned in REP I (Part C);
- x. Specifications of construction are not specific;
- xi. Projected cash flow statements (quarterly) of the proposed project be submitted;
- xii. 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. On 02.04.2025, after considering the reply dated 26.03.2025, the Authority directed the promoter to comply with the observations at serial no. (ii), (vii), (viii) (ix) and (x) and submit consent of the financial institution (that once the entire sale proceeds of the unit is deposited by the buyer in the escrow account, the lenders shall release their charge/mortgage on such unit and provide NOC for the execution of sale/conveyance deeds) latest by 04.04.2025 so that a decision by circulation could be taken within the stipulated time as provided in the RERA Act, 2016.

4. The promoter, vide letters dated 26.03.2025, 03.04.2025 and 04.04.2025 has complied with all the deficiencies mentioned above. If approved, Registration certificate may be granted with following 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 HSPV.



- 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. That the said land has an encumbrance in favour of Punjab National Bank amounting to Rs. 29.5 cr. The repayment of the said loan shall be from the 30% account. The promoter will execute registered Sale Deeds/Conveyance Deeds in favour of allottees after 100% consideration of plots is paid by the allottee in the Escrow Account.

This has been approved by the Authority through circulation on 04.04.2025.



True copy

Executive Director,
HIERA, Panchkula

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

LA (monika)

Mouho
23/04/25