



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 14.05.2025.

Item No. 287.03

(v) Promoter: J S EXIM PRIVATE LIMITED.

Project : “Osian Habitat” an Affordable Residential plotted Colony (under DDJAY) on Land measuring 5.71 acres situated in the revenue estate of village Jhajjar, Sector 27, Jhajjar.

Temp ID : RERA-PKL-1664-2025

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

1. This application is for registration of a new project “Osian Habitat” an Affordable Residential plotted Colony (under DDJAY) over an area measuring 5.71 acres situated in the revenue estate of village Jhajjar, Sector 27, Jhajjar. License No. 01 of 2025 dated 01.01.2025 valid upto 31.12.2029 has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the promoter on 07.05.2025:

- i. Completion date in REP-I and REP-II are not same (31.03.2029 and 31.12.2029)
- ii. Clarification whether entry made in revenue record or not.
- iii. Pages are not properly numbered.
- iv. Balance sheet of only 1 year provided.
- v. Page 33 to 40 are not legible (44 to 46) and 65 to 72
- vi. CA certificates are not in original form
- vii. ITR of company and the directors not submitted.
- viii. Projected cash flow statements (quarterly) of the proposed project be submitted.




- ix. MCA website shows unsatisfied loans of Rs. 79 crores and Rs. 25 crores mentioned in the CA Certificate dated 29th March 2025. The promoter should clarify if it is against the Project Land.
3. The promoter vide letter dated 13.05.2025 and 14.05.2025 has complied with the above deficiencies.
4. After consideration, the Authority finds the project fit for registration subject to the following special conditions:
- a) 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.
 - b) 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.
 - c) Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
 - d) 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.
 - e) 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.



- f) Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.
- g) Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.1601 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.
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.

*LAID down
Date*