



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 23.04.2025.

Item No. 285:03

(iv) **Promoter:** New Era Planners Private Limited.

Project : "NEW ERA CITY" an affordable residential plotted Colony (under DDJAY) over an area measuring 5.25 acres situated in the revenue estate of village Kassar and Sarai Aurangabad, Sector 3A, Bahadurgarh, District Jhajjar.

Temp ID : RERA-PKL-1656-2025

Present: Sh. Harvir Rawat on behalf of promoter .

1. This application is for registration of the project namely; "NEW ERA CITY" an affordable residential plotted Colony (under DDJAY) over an area measuring 5.25 acres situated in the revenue estate of village Kassar and Sarai Aurangabad, Sector 3A, Bahadurgarh, District Jhajjar. License No. 95 of 2019 dated 10.08.2019 valid up to 09.08.2024(renewed upto 09.08.2026) has been granted by Town and Country Planning Department, Haryana in favour of New Era Planners Pvt. Ltd.

2. The application was examined and following observations were conveyed to the promoter on 04.04.2025:

- i. Since the licence was granted by DTCP on 10.08.2019, an affidavit be given that this project has not been advertised, booked, sold till date.
- ii. Projected cash flow statements (quarterly) of the proposed project be submitted.
- iii. Authorization letter to be given in original.
- iv. ITR of the company for last 3 years to be submitted.
- v. REP II not in original not attested by notary.
- vi. The expenditure incurred as on date is 540.32 lacs and yet to be incurred is Rs. 132.74 lacs The sources through which this amount has been invested by the promoter may kindly be intimated.
- vii. Approval letter of service plans/estimates has not been submitted.



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3. On 09.04.2025 Sh. Harvir Rawat appeared on behalf of the promoter and informed that he will file reply to the observations by today itself. The Authority directed the office to examine the reply and adjourned the matter to 23.04.2025.
4. The promoter vide letter dated 09.04.2025 has complied with the above deficiencies.
5. 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 0.210 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 mortgaged under Internal development works by the DTCP shall be kept freezed and will not be sold till they are de-mortgaged by the office of DTCP and RERA Panchkula:-

S. No.	Plot Type	Area of Each Plot (in Sqm.)	No. of Plots	Total Area (in Sqm)
1.	A1	133.154	9	1198.384
2.	A2	104.00	4	416.000
3.	D	79.458	10	794.580
4.	D1	89.224	14	1249.141
5.	D2	83.640	8	669.120
6.	E	50.471	6	302.824
7.	S2	125.280	1	125.280
8.	S3	103.251	1	103.251
9.	S4	81.223	1	81.223
10.	S5	55.427	1	55.427
11.	S6	50.00	1	50.000
12.	S7	59.080	1	59.080
13.	S9	59.997	1	59.997
	Total		58	5164.31

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)
A.K.