



**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 04.06.2025.**

**Item No. 289.03**

(iii) **Promoter:** Aerens Goldsouk Projects (Hisar) Pvt Ltd.

**Project:** "Connaught Place" A Commercial Colony to be developed on land measuring 6.075 acres situated in the revenue estate of Village Hisar, Sector – 25, Hisar.

**Temp ID:** RERA-PKL-1542-2024

**Present:** Adv Tarun Ranga on the behalf of promoter.

1. This application is for registration of a new project "Connaught Place" a Commercial Colony to be developed on land measuring 6.075 acres situated in the revenue estate of Village Hisar, Sector – 5, Hisar. License No. 54 of 2009 dated 28.08.2009 valid upto 27.08.2013 and renewed upto 19.02.2028 has been granted by Town and Country Planning Department.

2. The application for registration was examined and following observations were conveyed to the promoter vide letter dated 23.05.2025:

- i. Registration fee is deficit by ₹ 41,489/-.
- ii. Payment Plan and Allotment Letter to be submitted.
- iii. Cash Flow statement to be submitted.
- iv. Agreement to sell to be submitted.
- v. Whether entry of licenses have been made in the revenue record?
- vi. A certificate from CA that the information provided in A to H Performa is as per the Books of account/ Balance sheets of the applicant company be submitted.
- vii. REP – I Part D name and address of the person operating the RERA account not disclosed.
- viii. LC IV and Bilateral Agreement to be submitted.



- ix. Since there has been a change in the Building plans (2<sup>nd</sup> / 3<sup>rd</sup> consent of 171 existing allottees is required)
- x. Rights of existing allottees to the date of earlier completion i.e. 16.09.2020 is required to be protected.
- xi. Specifications of construction in REP – I (Part II) are not in order.
- xii. Unit wise specifications not given.
- xiii. Late fee (as per Resolution dated 26.08.2019) works out to Rs. 38,69,033/- which is required to be paid).

3. Vide reply dated 27.05.2025 & 28.05.2025, the promoter had complied with the above observations except observation at serial no. xiii. Adv Tarun Ranga was asked to comply with the observation at serial. no. xiii. as the reply given with respect to observation at serial no. xiii. was not satisfactory.

4. On 28.05.2025, Authority decided to grant an opportunity to comply with the above-mentioned observation and also an opportunity of being heard personally on the next date of hearing before returning the application.

5. The promoter vide letter dated 04.06.2025 has complied with the remaining deficiency of depositing 100% registration fee as late fee by depositing ₹ 5,52,800/- as decided by the Authority. 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" (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 documents showing entry of licence in the revenue records within 30 days of issuance of registration.
- VII. That the promoter has already executed BBAs with 151 unit buyers (while submitting the application for registration) and will abide by the date of completion mentioned in the respective BBAs for the above units.
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 Varsha

