



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 06.08.2025.

Item No. 295.03

(ii) **Promoter:** Sunita Rathee W/o Sh. Virender Kumar Rathee
Project: "VASA AVENUE" of an Affordable Residential plotted colony on land measuring 9.64375 Acres situated in the revenue estate of Village Bamnoli, Sector 50, Bahadurgarh, District Jhajjar.

Temp Id: 1747-2025

Present Sh. Jyoti Sidana on behalf of promoter.

1. This application is for registration of the project namely; "VASA AVENUE". bearing License No. 39 of 2025 dated 25.03.2025 valid upto 24.03.2030 granted by Town and Country Planning Department, Haryana in favour of Sunita Rathee W/o Sh. Virender Kumar Rathee.

2. The application was examined and following observations were conveyed to the promoter on 24.07.2025:

- i. Whether entry of the licence made in revenue record or not.
- ii. Projected cash flow statements (quarterly) of the proposed project be submitted.
- iii. The name of the promoter is Sunita Rathee W/o Sh. Virender Kumar Rathee. However the name of the licensee is Smt. Sunita W/o Sh. Virender Kumar.
- iv. REP II not notary attested.
- v. No default Certificate is not in original.

3. The promoter vide reply dated 28.07.2025 has complied with the observations mentioned above except serial no. iii.

4. Since, reply to observation mentioned at serial no. iii was not complied with therefore, the Authority granted one more opportunity to the applicant to comply with the above observation and the matter was adjourned to 06.08.2025.



5. The promoter vide letter dated 05.08.2025 has complied with the observation mentioned at serial no. iii.

6. 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 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) indicating all three accounts i.e., 100%, 70% and 30% account 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 within two weeks 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 get the building plans in respect of commercial site measuring 0.3855 acres approved from DTCP, Haryana and submit a copy of the same to the Authority along with deficit fee, if any. Promoter shall also allot commercial plotted area to the landowner before disposing of any part of commercial site.

7. Disposed of. File be consigned to record room after issuance of registration certificate



True copy


Executive Director,
HREERA, Panchkula

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

LA (Dhruv)
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