



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 12.08.2026.

Item No. 329.03

(vii) **Promoter:** **Stardum Real Estate Private Limited.**

Project Name: **"ANANTYA" an Affordable Group Housing Colony to be developed over an area measuring 4.70 acres falling in the revenue estate of village Bhukharpur, Sector-110, Faridabad.**

Temp Id: **RERA-PKL-2133-2026.**

Present: **Adv. Tarun Ranga for the Promoter.**

1. This application is for registration of real estate project, "ANANTYA", an Affordable Group Housing Colony to be developed over an area measuring 4.70 acres for which License No. 218 of 2025 dated 06.11.2025 valid upto 05.11.2030 has been granted in favour of Smt. Saroj, Sh. Deepak, Stardum Real Estate Private Limited in collaboration with Stardum Real Estate Private Limited situated in the revenue estate of Village Bhukharpur, Sector-110-A, Faridabad.

2. The application was examined and following observations were conveyed to the promoter on 07.08.2026:

- i. A detailed list of total number of units (Floor wise) to be developed in the project be submitted mentioning carpet area and FAR.
- ii. In REP-I Part-B, land area of the project is mentioned as 4.70 acres. Promoter should apply for FAR instead of land area.
- iii. Authority letter in favour of Adv. Tarun Ranga to represent the promoter is not signed by him.
- iv. Cash Inflow and Outflow of the project (at CP/748) is not legible.
- v. Payment Plan (at CP/800) is not in order. It should also mention any other charges to be taken at the time of possession.
- vi. Promoter should submit Net-Worth certificates of the Directors along with valuation by a registered valuer.



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- vii. Promoter should submit certificate duly attested by C.A. stating information provided by the Promoter in the A-II Form is as per the books of accounts/balance sheet maintained by the Promoter.
- viii. The potentiality of Town and the calculation of registration fee be submitted.
- ix. The Promoter should submit an approved Sectoral Plan (approved by DTCP) showing the 4 Karam (donated rasta), the existing 5 Karam rasta and ultimately connecting an existing higher order road.
- x. Since, the DTCP has imposed a condition in the license, "That the Licensee shall maintain 4 Karam wide donated rasta upto higher order till the completion of the project". The Promoter should explain the position/approach to the site after the grant of completion certificate.
- xi. The Promoter should submit access permission obtained from HSVP, Panchkula as mentioned in condition no. (xxx) of the license by showing the same on the site plan/sectoral plan.
- xii. The net worth certificate of the Company should be duly supported with valuation reports.
- xiii. REP-II Clause I is not in order.
- xiv. Signatures of landowner Deepak are not same in the collaboration agreement and joint undertaking dated 24.07.2026.

3. In response to the deficiencies conveyed, the promoter filed reply dated 11.08.2026 and 12.08.2026 which has been examined and observed that all the above-mentioned deficiencies have been removed. After consideration, the Authority decided to register the project with the following special conditions:

- i. The promoter shall maintain 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 units/apartments 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. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottees till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
- iii. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- iv. 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.



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- v. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity issued by the Authority. The QR code, RC number along-with validity should be affixed on the top-right corner 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 be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
 - vii. That any change in the communication address shall be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.
 - viii. That as per the joint undertaking, both the landowner/licensees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
 - ix. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter shall also not execute any addendum to the collaboration agreement in future.
 - x. That the Promoter shall comply with the provisions of section 4(2)(L)(D) of RERA Act, 2016 (as per their shareholding in the Saleable area as agreed to in the Collaboration Agreement) which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP I.
 - xi. As per joint undertaking cum affidavit dated 24.07.2026, the Landowners have agreed to forgo the 50% share in saleable area, since payment of Rs. 6 Crore has been paid by the Promoter for the land contributed.
 - xii. That the Promoter shall maintain the approach to the project site through 4 Karam revenue rasta further connected with 5 Karam revenue rasta even after grant of completion certificate issued by the competent authority or till the maintenance of approach road is taken over by local Civic Body/Municipal Council, whichever is earlier.
4. The office is directed to update online Payment Plan of the Project as submitted vide letter dated 12.08.2026 and FAR of the project as submitted vide reply dated 11.08.2026.
 5. File be consigned to record room after issuance of registration certificate. **Disposed of.**



True copy

Secretary (Acting),
HREERA, Panchkula

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

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