



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 13.11.2024.

Item No. 269.16

Extension of registration under Section 6 of the RERA Act, 2016.

Promoter: M/s Mapsko Builders Pvt. Ltd.

Project: "Mapsko Galleria" a commercial pocket on land measuring 1.82 Acres (7365.222 Sq. Mtrs) situated in Sector-27, Sonipat.

Reg. No.: HRERA-PKL-SNP-72-2018 dated 14.12.2018 valid upto 30.06.2019 .

1. The promoter vide letter dated 05.07.2023 has applied for extension of their project for gap period from grant of registration (30.06.2019) to grant of occupation certificate (08.08.2019). The same was heard by the Authority on 04.09.2023 vide Item No. 225.10 wherein it was decided that promoter be asked to upload up to date quarterly progress reports. After that, extension case will be considered.
2. On 10.01.2024 (Item No. 238.19), Adv Tarun Ranga appeared before the Authority and apprised that QPRs have been filed up to March 2020. Authority ordered that QPRs are to be filed up to the date of completion of the Project.
3. Thereafter, when the matter was heard by the Authority on 06.03.2024 vide Item No. 244.06 Sh. Tarun Ranga apprised the Authority that up-to-date QPRs have been uploaded on web portal of Authority. Hence, Authority decided to grant one year extension under Section-6 of RERA Act, 2016.
4. However, on perusal it was noticed that QPRs have only been filed upto March 2020 and no QPRs have been filed after March, 2020. Thereafter, the promoter vide letter dated 28.06.2024 was directed to file upto date QPRs and after that extension will be considered. The date of hearing was given as 17.07.2024.



5. However, till now no QPRs have been filed upto the date of completion of the project. Furthermore, extension was also applied only for gap period from grant of registration (30.06.2019) to grant of occupation certificate (08.08.2019). As per Newtech Judgment extension/compliances have to be made in this case till the date of grant of completion certificate, since completion certificate has to be obtained in this case under the Urban Areas Act/Rules 1975.
6. The above was heard by the Authority in its meeting held on 07.08.2024 vide Item No. 261.16 wherein the Authority decided to grant extension of one year under Section-6 of RERA Act, 2016. QPRs are to be filed up to the date of receipt of Completion Certificate. Hence, orders of Authority dated 06.03.2024 are amended to the extent that QPRs are to be filed up to grant of Completion Certificate and not up to receipt of Occupation Certificate. Authority further directed that promoter should apply for further extension as registration was valid up to 30.06.2019. No reply has been received from the promoter, so far.
7. Authority observes that promoter has been granted occupation certificate and non completion certificate. Registration was valid up to 30.06.2020 after grant of one year extension under Section-6 of RERA Act, 2016. Thus, project has lapsed and no further extension has been applied.
8. After consideration, Authority decided that promoter be issued show cause notice under Section-35 read with Section-61 of RERA Act, 2016 as to why penalty may not be imposed for not applying for extension up to the grant of completion certificate.
9. Authority also decided to ban further sale in the project since the extension granted has already lapsed.
10. Adjourned to 15.01.2025.



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.

CA (Shubham)