



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 20.11.2024.

Item No. 270.15

Extension of registration U/s 6 and continuation of registration U/s 7(3) of RERA Act.

Promoter: Adore Realtech Pvt. Ltd.

Project: "Happy Homes Exclusive" – An Affordable Group Housing Colony on land measuring 4.125 acres situated in Village Bhudhena, Sector 86, Faridabad, Haryana

Reg. No.: 209 of 2017 dated 15.09.2017 valid upto 14.09.2021

Temp ID: RERA-PKL-609-2019.

1. M/s Adore Realtech Pvt. Ltd. vide letter dated 12.04.2024 has requested for extension of real estate project "Happy Homes" an Affordable Group Housing Colony on land measuring 4.125 acres situated in Village Bhudhena, Sector 86, Faridabad, Haryana registered vide Registration No. 209 of 2017 dated 15.09.2017 valid upto 14.09.2021.

2. License no. 29 of 2016 dated 27.12.2016 has been renewed upto 26.12.2024.

3. Request has been made to grant extension for three years i.e. upto 14.09.2024.

4. The promoter has submitted an undated CA certificate which states that against the estimated cost of ₹6188 lakhs, an amount of ₹6179.02 lakhs has been incurred upto 31.12.2023 and 99.85% works have been completed. Another CA certificate has been submitted which states that balance in account as on 31.12.2023 is 2310.89 lakhs.

The promoter has submitted another undated CA certificate which states that a sum of ₹6979.02 lakhs is the cost of construction spent till 31.12.2023 and balance to be incurred is 3849.22 lakhs. Percentage of remaining work in terms of cost is 0.12%. The promoter has



submitted an undated Architect and Engineer certificate which states that 100% site work has been done in the project.

5. The matter was then considered by the Authority on 03.07.2024 wherein following was observed:

"11. After consideration, Authority decided that Promoter should submit proper CA, Architect and Engineer Certificate. FAR of Commercial area be also intimated so that proper fee could be determined. After that request of Promoter will be considered.

12. Adjourned to 11.09.2024."

6. The matter was last considered by the Authority in its meeting held on 11.09.2024 wherein following was observed:

"8. After consideration, Authority gave one last opportunity to promoter to comply with the directions of Authority dated 03.07.2024 failing which penal proceedings will be initiated as per provisions of RERA Act, 2016.

9. Adjourned to 27.11.2024."

7. No reply has been filed by the promoter till date to the above mentioned deficiencies. The promoter has filed QPRs upto 30.09.2024. The promoter has paid fee of Rs.4,26,100/- which cannot be computed as FAR of commercial area cannot be determined.

8. Authority observes that promoter has not complied with the orders of Authority dated 03.07.2024 despite granting last opportunity. Hence, Authority decided that promoter be issued show cause notice under Section-35 read with Section-63 of RERA Act, 2016 for not complying with the orders of Authority. Fee cannot be computed without FAR of commercial area.

9. Adjourned to 22.01.2025.



16/12/24

True copy

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Executive Director,
HRERA, Panchkula

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

2A Ashwini