



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 04.12.2024.

Item No. 271.24

Continuation of registration of project under Section 7(3) of RERA Act, 2016.

Promoter: Pivotal Infrastructure Private Limited.

Project: "Royal Heritage" a Group Housing Colony on land measuring 20.31 acres situated in Sector 70, Village Mujheri, Ballabgarh, Faridabad, Haryana.

Reg. No.: HRERA-PKL-FBD-47-2018 dated 14.09.2018 valid upto 31.03.2019. First extension upto 31.12.2019.

Temp ID: 636-2019

1. Pivotal Infrastructure Private Limited vide letter dated 26.10.2023 has applied for extension of registration of their project "Royal Heritage" a Group Housing Colony on land measuring 20.31 acres situated in Sector 70, Village Mujheri, Ballabgarh, Faridabad, Haryana registered vide registration no. HRERA-PKL-FBD-47-2018 dated 14.09.2018 valid upto 31.03.2019. First extension was granted to promoter by Authority in its meeting held on 01.07.2019 and same was valid upto 31.12.2019.

2. The matter was considered by the Authority in its meeting held on 06.11.2023 wherein following was observed:

- "7. After consideration, Authority decided as under:*
- i. Ban on sale of unsold inventory and execution of conveyance deed of unsold inventory will continue.*
 - ii. Audit of project be got done.*
 - iii. Notice in newspaper for inviting objection for grant of fifth year extension be got published.*
 - iv. Promoter should submit CA certificate, Engineer certificate, Architect certificate, photographs of sites and copies of approved service plans estimates and building plans.*
 - v. Promoter be personally present on next date of hearing*



8. *Adjourned to 15.01.2024.*"

3. In compliance of the above orders, public notice was published in newspaper on 06.01.2024, no objections have been received till date. M/s S.P. Chopra & Co. were appointed as auditor vide letter dated 15.02.2024 to conduct the audit of the project.

4. The matter was last considered by the Authority in its meeting held on 09.10.2024 wherein following was observed:

"6. Authority observes that promoter has not complied with the orders of Authority dated 10.07.2024, hence, Authority decided to impose a cost of Rs. one lac on the promoter. Managing Director/one of the Directors be personally present on next date of hearing as it is 5th hearing and project is still pending.

7. A copy of audit report be sent to promoter for comments which should be submitted before one week of date of hearing.

8. Adjourned to 04.12.2024."

5. The auditor has filed its report on 08.10.2024 submitting as under:

- i. Project was registered with HRERA from 14.09.2018, till then major collection were already made, no separate RERA Bank account was maintained by the company and the receipts/collection (total 519.06 crores) of the project were made in the existing bank accounts.
- ii. Provision of 4(2)(I)(D) are being followed and withdrawals are in proportion of the development works carried/undertaken at site.
- iii. Certificates by an engineer, an architect and a chartered accountant in practice that withdrawal is in proportion to the percentage of completion of project were not provided.
- iv. Main entrance was at Point B near Tower 2, which is not as per layout plan.
- v. Out of three schools planned for construction, only one has been completed. Further, primary school with plot area of 4255.14 sq.m is located outside the premises boundary.
- vi. Proper safety measures were not maintained around the transformer at ESS 1 and ESS 2.

6. As per orders, copy of audit report was sent to the promoter on 22.11.2024 for comments, however no reply has been received in this regard.

7. The promoter vide letter dated 04.10.2024 submitted as under:



- i. Architect certificate dated 23.12.2019 which depicts structural works are 100% complete and block works are 90% complete.
- ii. Photographs of the project.
- iii. Approval letter of service plans/estimates and revised building plans, however, copy of service plans/estimates and complete set of revised building plans has not be submitted.

The promoter has not submitted engineer and CA certificate. Auditor fee of ₹41,300/- is to be deposited by the promoter.

8. Extension fee, late fee and penalty to be computed as OC's for some towers have been obtained. The promoter has filed QPRs upto 30.06.2024.

9. Today, nobody is present from promoter. Intervener, Mr. Karan Gambhir appeared through VC. After consideration, Authority decided that promoter should submit following information/ documents before next date of hearing:-

- i. Details of allottees containing name, address, apartment number, etc. as well as details of vacant flats/ apartments.
 - ii. Submit Engineer and CA Certificates.
 - iii. Deposit auditor fee of Rs.41,300/-
 - iv. Late fee and penalty be conveyed to promoter.
 - v. Ban on sale to continue.
10. Adjourned to 29.01.2025.



authentic
21/1/25

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(Ashima)