



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. 271.25

Extension of registration under Section 6 of RERA Act, 2016 including covid extension.

Promoter: Alesia Buildtech Pvt. Ltd.

Project: "Adore Samriddhi" – An Affordable Group Housing Colony on land measuring 6.331 acres situated in Village Riwazpur and Tikawali, Sector-89, Faridabad, Haryana.

Reg. No.: HRERA-PKL-FBD-68-2018 dated 22.11.2018 valid upto 31.12.2022.

Temp ID: RERA-PKL-343-2018

1. M/s Alesia Buildtech Pvt. Ltd. vide letter dated 16.01.2024 has requested for extension of real estate project of an affordable group housing colony namely; "Adore Samriddhi" on land measuring 6.331 acres situated in Village Riwazpur and Tikawali, Sector-89, Faridabad, Haryana developed by Alesia Buildtech Pvt. Ltd. registered vide Registration No. HRERA-PKL-FBD-68-2018 dated 22.11.2018 valid upto 31.12.2022.

2. The matter was considered by the Authority in its meeting held on 24.07.2024 wherein following order was passed:

"6. Authority observes that promoter was required to be personally present today but he has not appeared. Last opportunity is granted to promoter one of the Directors to be present personally on next date of hearing failing which Authority will be constrained to impose very heavy penalty on the promoter. Authority decided that promoter should submit the following:-

i. Engineer and Architect Certificate meeting the latest stage of construction.

ii. Consent of 2/3rd allottees as the building plans have been revised.

iii. Deposit the cost of ₹1 lac imposed on 01.05.2024.

7. Adjourned to 09.10.2024."



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

“7. The promoter has not filed any reply to the above mentioned observations. It is pertinent to mention that the promoter has to pay cost of ₹2 lac (₹1 lac imposed in covid extension and ₹1 lac imposed in case of extension).

8. As per resolution dated 07.08.2024 passed by the Authority, the promoter will be liable to pay late fee of ₹14,03,752/- and penalty of ₹2,80,752/-. (Although COVID extension has not been specifically granted till date but for the purpose of calculating penalty, last date of registration has been taken after granting benefit of COVID period).

9. Mr. Jyoti submitted that OC has been received on 24.08.2024 and one lac cost has been deposited. After consideration, Authority decided that promoter should deposit late fee, penalty and remaining cost of ₹one lac before next date of hearing.

10. Adjourned to 04.12.2024.”

4. The promoter vide reply dated 09.10.2024 has submitted that they have got part occupation certificate for all towers except approx. 2200 sq.m area in the said project. Cost of ₹1 lac has been deposited. The promoter has submitted CA, architect and engineer certificates which depict that the project is 100% complete.

With regard to consent of 2/3rd allottees, it has been submitted that the project is on its completion stage and hence the same may not be possible at this stage as handing over possession stands already given to the respective allottees. Hence, 2/3rd consent may not be insisted.

5. Promoter has filed QPRs upto September 2024.

6. Authority observes that promoter has not fully complied with the orders of Authority dated 24.07.2024 and 09.10.2024. Promoter should comply with the orders of Authority before next date of hearing failing which penal action will be initiated as per provisions of RERA Act, 2016.

7. Adjourned to 29.01.2025.



True copy

[Handwritten signature]

21/25

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)