



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-I, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 06.11.2024.

Item No. 268.33

Extension of registration for the first year U/s-6 and continuation of registration U/s-7(3) of RERA Act, 2016.

Promoter: Akashganga Township Pvt. Ltd.

Project: Residential Plotted Colony on land measuring 31.193 acres falling in the revenue estate of Village Ratia, Sector- 6, Fatehabad.

Reg. No.: HRERA-PKL-FTB-192-2020 dated 05.03.2020 valid upto 31.10.2020.

Temp ID: 688 of 2019

Present: Ms. Priya Sahu through VC.

1. The promoter vide letter dated 31.05.2023 applied for extension for first year U/s-6 and continuation of registration u/S-7(3) of RERD Act, 2016. If considered by the Authority along with covid period of 9 months, the registration would be valid upto 31.07.2023. However, vide letter dated 14.03.2024, the promoter has paid extension fee of Rs. 3,51,679/- for the third year as directed by the Authority on 24.01.2024 and has also paid Rs. 3,51,679/- for the fourth year as well .Now, the fee paid for first extension and continuation of registration for the second year ,third year and fourth year is in order. If considered by the Authority along with covid period of 9 months, the registration would be valid upto 31.07.2025.QPRs have been filed upto 30.06.2024.

2. On 11.09.23,M/s S.P Chopra & Co. was appointed to conduct audit and public notice was issued in newspapers on 26.08.23). A public notice was published on 26.08.23, objections have been raised by Sh. Rajinder Singh Chahal which were placed before the Authority on 30.10.2023 and a copy of objections was sent to the promoter vide letter dated



29.11.2023. Reply to the objections was filed by the Promoter which was placed before the Authority on 24.01.2024. An Audit report by S.P. Chopra & Co. dated 07.02.2024 was received in the Authority on 13.02.2024. Vide Reply dated 05.08.2024, the promoter has submitted detailed para wise reply to the Audit Report which were placed before the Authority on 28.08.2024.

3. On 15.05.2024, Sh. Jyoti Sidana (Authorised Representative) sought time for filing reply. Authority acceding to his request adjourned the matter to 07.08.2024 with additional cost of Rs. Two lacs. Reply by promoter be submitted at least two weeks before next date of hearing..
4. Vide Rely dated 05.08.2024, the Promoter has submitted the following:
 - i. 2/3rd consent was not required at the time of additional license for plotted Colony. Further, no revision has been made in the said project/layout plan after the grant of said license.
 - ii. Application for renewal of License No. 224 of 2007 dated 19.09.2007 valid upto 18.09.2019 submitted to office of DTCP Haryana vide dated 19.05.2023. Further, the additional License No. 19 of 2016 dated 11.11.2016 is valid upto 10.11.2021 also applied for renewal to the office of DTCP vide dated 24.05.2023.
 - iii. Approval of service plan estimate dated 07.06.2023.
 - iv. DTCP office has reported on the revised Layout during the grant of additional license , hence, the promoter has received only revised Zoning Plan which is enclosed with the reply.
 - v. Penalty of RS. 7 Lacs (5 Lacs imposed in Suo-Motu Complaint No. 3093-2022 and and Rs. 2 Lacs imposed on 15.05.2024 has been deposited- Payment Receipt attached)
 - vi. Resolution Plan which states that 100% works has been done.
5. On 07.08.2024, the representative of the promoter requested to list the matter on 28.08.2024 as reply has been filed on 05.06.2024, the Authority directed to examine the reply and place it on 28.08.2024.
6. On 28.08.2024, Authority observed that License No. 224 of 2007 dated 19.09.2007 was valid upto 18.09.2019 and an additional license No. 19 of 2016 was valid upto



10.11.2021. Hence, Authority decided that promoter should intimate the latest status of renewal of license. Thereafter, request of promoter will be considered.

7. As per resolution dated 07.08.2024, the promoter should deposit Rs.7,03,358 as late fee and Rs. 7,73,693/- as penalty (1st and 2nd extension applied on 31.05.2023) and Rs.7,03,358 as late fee and Rs. 2,81,336/- as penalty (3rd and 4th extension applied on 14.03.2024). However, in suo-motu complaint No. 3093 of 2022 a penalty of Rs. 5 Lacs U/s- 60,61 and 63 of the RERD Act,2016 was imposed on 31.01.2024 for delay in applying for extension of the project. The suo-motu matter is now listed for hearing on 06.11.2024. Penalty of Rs. 5 Lacs imposed has been deposited by the Promoter vide Reply dated 05.08.2024.

8. No reply received till date.

9. Authorized representative stated that licenses have not been renewed. They have applied to DTCP for renewal of license.

10. After consideration, Authority decided that extensions will be considered on renewal of licenses. Till then further sale in the project is banned. Project Section may examine the matter of late fee/ penalty as per resolution of Authority dated 07.08.2024.

11. Adjourned to 08.01.2025.



Received on 25/11/24
Rav
25/11/24

True copy

[Signature]

Executive Director,
HRERA, Panchkula

[Signature]
25/11/24

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

LA / (Kakul)