



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 11.12.2024.

Item No. 272.23

Extension of registration U/s 6 of RERA Act, 2016.

Promoter: M/s Ritwiz Builders & Developers Pvt. Ltd. and M/s URR Housing and Construction Pvt. Ltd.

Project: "Vipul Plaza" – A Commercial Project having an FAR of 16936.613 sq.mtrs on land measuring 3.20 acres situated at Village Bhatola, Sector 81, Faridabad, Haryana.

Reg. No.: HRERA-PKL-FBD-49-2018 dated 25.09.2018 valid upto 31.07.2019.

Temp ID: RERA-PKL-502-2019

Present: Mr. Ravinder Singh, AR.

1. M/s Ritwiz Builders & Developers Pvt. Ltd. and M/s URR Housing and Construction Pvt. Ltd. vide letter dated 09.04.2024 has requested for extension of real estate project "Vipul Plaza" A Commercial Project having an FAR of 16936.613 sq.mtrs on land measuring 3.20 acres situated at Village Bhatola, Sector 81, Faridabad, Haryana. registered vide Registration No. HRERA-PKL-FBD-49-2018 dated 25.09.2018 valid upto 31.07.2019.

2. The promoter has paid fee of ₹1,69,500/- which is deficit by ₹1,26,890/-.

3. The matter was considered by the Authority in its meeting held on 15.05.2024 vide item no. 253.20 wherein following was observed:

"9. Authority observes that license no. 73 of 2009 dated 01.12.2009 was valid upto 30.11.2019. Promoter has not given any status about renewal of license. In the absence of valid license, Authority decided that promoter be issued show cause notice under Section-35 read with Section-7(1) of RERA Act, 2016 as to why registration may not be revoked. Further sale in the project is banned. Promoter be personally present on next date of hearing.

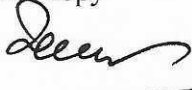
10. Adjourned to 14.08.2024."



4. In compliance of above order, show cause notice dated 18.06.2024 was issued against the promoter. The promoter vide reply submitted on 08.07.2024 has stated that they have applied for renewal of license vide letter dated 28.05.2024 with the competent authority and request has been made to withdraw the show cause notice.
5. The promoter has not submitted Architect, Engineer and CA certificate. Photographs of the project have not been submitted.
6. The promoter has sought extension upto November 2019 since OC was received on 29.11.2019.
7. The matter was considered by the Authority in its meeting held on 14.08.2024 wherein following was observed:
"7. Authority observes that extension is to be obtained till grant of completion certificate. Hence, Authority decided that promoter should apply for further extensions also. Promoter should also submit Architect, Engineer and CA Certificates as well as photographs of the project. Fee deposited is deficit by ₹1,26,890/- which may be deposited before next date of hearing.
8. Adjourned to 23.10.2024."
8. The matter was last considered by the Authority in its meeting held on 23.10.2024 wherein no reply was filed by the promoter and following was observed:
"7. After consideration, Authority decided promoter should comply with the orders of Authority dated 14.08.2024 failing which penal action will be initiated as per provisions of RERA Act, 2016. Further, promoter should deposit late fee/penalty as per resolution of Authority dated 07.08.2024.
8. Adjourned to 11.12.2024."
9. The promoter has not complied with the orders dated 14.08.2024, however vide reply dated 11.11.2024 deficit extension fee of ₹1,26,890/- has been deposited by the promoter. The promoter has filed QPRs upto 30.09.2024. The matter is listed for 11.12.2024.
10. On request of promoter, Authority adjourned the matter 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.

LA(Aslina)