



**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 18.12.2024.**

**Item No. 273.23**

**Extension of registration under Section 6 of RERD Act, 2016.**

**Promoter: RPS Infrastructure Limited.**

**Project: "RPS Palm Drive (Phase I)" – An Affordable Plotted Housing Colony under DDJAY on land measuring 5.4875 acres situated in Sector-88, Faridabad, Haryana.**

**Reg. No.: HRERA-PKL-FBD-116-2019 dated 13.05.2019 valid upto 31.01.2024. Covid extension granted upto 31.10.2024.**

**Temp ID: RERA-PKL-512-2019**

1. RPS Infrastructure Ltd. vide letter dated 04.09.2024 has requested for extension of real estate project under Section 6 of the Act of an affordable plotted housing colony namely "RPS Palm Drive (Phase-I)" on land measuring 5.4875 acres situated in Sector-88, Faridabad, Haryana registered vide Registration No. HRERA-PKL-FBD-116-2019 dated 13.05.2019 valid upto 31.01.2024. COVID extension is granted upto 31.10.2024.
2. The promoter has applied in prescribed REP-V form. The promoter has paid extension fee of ₹1,19,000/- which is deficit by ₹18,256/-. Promoter is required to deposit late fee of ₹68,643/-.
3. License no. 11 of 2019 dated 01.02.2019 was valid upto 31.01.2024. Status of renewal of license has not been submitted.
4. The matter was last considered by the Authority in its meeting held on 23.10.2024 wherein following was observed:



“7. After consideration, Authority decided that promoter should submit following documents one week before next date of hearing:

- i. Deposit deficit fee of Rs.18,256/- and late fee of Rs. 68,643/-.
  - ii. License No. 11 of 2019 was valid up to 31.01.2024. Status of renewal of license be submitted.
  - iii. CA certificate, Architect Certificate and Engineer Certificate be submitted.
  - iv. Photographs of project as well as up to date QPRs be filed.
8. Adjourned to 18.12.2024.”

5. The promoter vide reply dated 10.12.2024 has submitted as under:

- a. The extension was going to be expired on 31.10.2024 and next extension was to be applied on or before 31.10.2024, which was applied on 04.09.2024 with adequate fee, thus how deficit fee and late fee could be imposed. Calculation of the deficit and late fee be provided. However, deficit fee of ₹18,300/- paid via demand draft no. 014352 dated 07.12.2024 and if the calculation doesn't meet with stipulated rules then demand draft be returned to the promoter.
- b. Fee of ₹1,53,000/- in lieu of renewal of license has been paid to DTCP on 13.01.2024.
- c. Photographs of the project submitted and promoter has filed QPRs upto 30.09.2024.
- d. The promoter has submitted CA certificate which depicts the percentage of completion of construction works as 99.83% and percentage of completion of total project (proportionate cost incurred on the project to the total estimated cost) is 97.28%. Further total amount received from the allottees till 30.09.2024 is 50.20 crores, 70% amount deposited in designated account is 35.14 crores and amount actually withdrawn till 30.09.2024 is 35.14 crores.

6. The promoter has submitted architect certificate dated 30.09.2024 but it does not specify the percentage of consolidated works done at site. Further, the promoter has submitted engineer certificate dated 30.09.2024 which depicts that 99.83% of works have been completed at site.

7. The promoter has mentioned that they have applied for completion certificate which is under process. Late fee of ₹68,642/- not deposited by the promoter.



8. After consideration, Authority decided that promoter be provided computation of late fee, i.e., Rs.68,643/- which may be deposited before next date of hearing.

9. Adjourned to 19.02.2025.



True copy

*Deen*

Executive Director,  
HRERA, Panchkula

*21/1/25*

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

*CA (Ashima)*