



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 18.12.2024.

Item No. 273.25

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

Promoter: Adore Realtech Private Limited.

Project: "Happy Homes Pride" An Affordable Group Housing Colony measuring 5.5125 acres situated in Sector 75, Faridabad, Haryana.

Reg. No.: HRERA-PKL-FBD-145-2019 dated 16.09.2019 valid upto 31.03.2024. Covid extension granted upto 31.12.2024.

Temp ID: RERA-PKL-606-2019

1. Adore Realtech Pvt. Ltd. vide letter dated 12.11.2024 has requested for extension of real estate project under Section 6 of the Act of for the project namely "Galleria High Street" An Affordable Group Housing Colony measuring 5.5125 acres situated in Sector 75, Faridabad, Haryana registered vide registration no. HRERA-PKL-FBD-145-2019 dated 16.09.2019 valid upto 31.03.2024. Covid extension granted upto 31.12.2024.
2. The promoter has applied in prescribed REP-V form.
3. The promoter has paid extension fee of ₹5,70,000/- which is deficit by ₹52,242/-. The promoter is also required to deposit late fee of ₹3,11,121/-.
4. License no. 20 of 2019 dated 13.02.2019 is renewed upto 12.02.2025.
5. In the explanatory note it has been submitted that project got delayed due to COVID-19 pandemic and environmental restrictions imposed by the National Green Tribunal.
6. The promoter has submitted that the construction of first eight towers (A, B, C, D, E, F, G & H) has been completed in all respects and application for OC for these towers was



submitted on 22.01.2024. The remaining four towers (I, J, K and L) and the commercial construction works are still in progress. These remaining sections are expected to be completed within next 1.5 years.

7. The promoter has submitted architect certificate dated 08.11.2024 which depicts that the project is 73.48% complete as on 31.10.2024.
8. The promoter has submitted CA certificate which depicts that the project is 73.48% complete. The promoter has received a sum of ₹117,80,22,527.57 from the allottees till 31.10.2024 and a sum of ₹7,67,89,624/- is receivable from the exiting allottees. Further, the promoter has submitted engineer certificate dated 31.10.2024 which depicts that project is approximately 75% complete.
9. Photographs of the project have been submitted. The promoter has filed QPRs upto 30.09.2024.
10. After consideration, Authority decided that promoter should deposit deficit fee of Rs.52,242/- and Rs.3,11,121/- on account of late fee as per resolution of Authority dated 07.08.2024. After that request of promoter will be considered.
11. Adjourned to 19.02.2025.



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.

CA (Ashima)