



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 18.12.2024.

Item No. 273.16

Continuation of registration of project "Shree Vardhman Green Space" under Section-7(3) of RERA Act, 2016.

Promoter: Green Space Infraheights Pvt. Ltd.

Project: "Shree Vardhman Green Space"-a group housing colony on land measuring 5 acres in Village Kot Billah, Panchkula Extension II, Panchkula.

Reg. No.: 87 of 2017 dated 23-08-2017 valid upto 14.03.2020. First Extension in addition to 6 months granted upto 14.09.2021.

Temp ID: 758-2019

Present: Mr. Tarun Ranga, Advocate.

1. Vide letter dated 20.03.2024, the Authorised Signatory for Green Space Infraheights Pvt. Ltd. had applied for continuation of registration of captioned project which was examined and following deficiencies/shortcomings were conveyed to the promoter vide letter dated 22.04.2024:

- (i) Resolution plan for completion of the project be submitted.
- (ii) Since extension is to be considered from 14.09.2021 to 14.12.2024, Extension fee amounting to Rs. 7,77,000/- has been deposited however FAR proposed has not been submitted neither any calculation has been mentioned. The same be provided so that deficit fee, if any could be computed.
- (iii) Engineer certificate informing the latest stage of construction has not been submitted.
- (iv) Latest photographs of the project have not been submitted.



- (v) Audit of the project will be got conducted by the Authority, the cost of which shall be borne by the promoter. A public notice will be got issued by the Authority, the cost of which shall be borne by the promoter.
2. Vide letter dated 24.05.2024, the promoter has submitted the following: -
- a. Project resolution plan: Total apartments in group housing complex are 786. Total towers are 7 (A,B,C,D,E,F&G) and detailed construction status as per engineer and architect report is
- Tower A-70%
- Tower B-70%
- Tower C-76%
- Tower D-70%
- Tower E-74%
- Tower F-80%
- Tower G-11% and therefore overall physical progress is 66%.
- b. Out of 786 units, 582 units has been sold date and the promoter has also submitted project completion plan upto 2025-26. The promoter has stated that there are total inflows of Rs 83.22 crores and outflow is Rs 31 crores and still there is a surplus of Rs 52.22 crores.
- c. The promoter has stated that affordable housing has an FAR of 2.25 and commercial has an FAR of 1.75, calculation has also been provided. Further, Rs 1,66,175 has also been deposited. Fee is now in order.
- d. Vide another letter dated 30.05.2024, the promoter has submitted the photographs of the project.
3. Further, the promoter has not submitted engineer certificate as asked vide letter dated 22.04.2024. Status of renewal of license be also submitted by the promoter.
4. On 14.08.2024, Authority decided that promoter should submit the following information: -
- i. Copy of renewal of license.
- ii. Certificate showing the total cost of project, amount spent on construction of towers and infrastructure and balance amount to be spent on completion of project.
- iii. Audit of the project will be got conducted by the Authority, the cost of which shall be borne by the promoter. A public notice will be got issued by the Authority, the cost of which shall be borne by the promoter. Hence, promoter should deposit ₹35,000/- + GST 18% of audit and ₹10,000/- for public notice.
5. Public notice for objections was issued on 17.09.2024. Two letters dated 08.10.2024 of objections from Sh. Avnesh, Sh. Surinder Singh and Ms. Mamta Devi have been received



stating that the promoter has not handed over flats to them till date and has not completed the project even after two extensions. The promoter is eligible for 3-month covid extension.

6. On 23.10.2024, Ld. Counsel submitted that license has not yet been renewed. Extension had already been applied. After consideration, Authority decided that promoter should comply with the orders of Authority dated 14.08.2024 and a copy of each objection received be sent to promoter for comments. Late fee/ penalty if any as per resolution dated 07.08.2024 be also intimated to promoter. Adjourned to 18.12.2024.

7. The objections have been sent to the promoter on 9th December, 2024. Vide reply dated 21.10.2024, the promoter has stated the following:

i. That the company is pursuing with DTCP to get renewal of license upto 31.08.2024;

ii. CA certificate stating:

Project Cost	Estimated cost	Cost incurred upto 30.09.2024	Balance Cost (in cr.)
Cost of land-fully paid	5.97	5.97	Nil
Estimated cost of construction	79.77	57.05	22.72
Estimated cost of infrastructure	6.49	5.97	0.52
Other Cost (EDC, taxes, administrate overheads)	29.69	20.93	8.76

iii. Submitted auditor fees (Rs. 41,300) and public notice fees (Rs. 10,000).

9. No reply received to objections received. Late fee and penalty as per resolution dated 07.08.2024 is Rs. 19,09,081/-. The promoter has applied for extension from 14.09.2021 to 14.12.2024

10. Ld. Counsel requested to supply again copies of objections received from general public and renewal of license is pending with DTCP office.

11. After consideration, Authority decided as under:-

i. Copies of objections be again supplied to promoter.

ii. Auditors be appointed as extension has been applied under Section-7(3) of RERA Act, 2016.

iii. Status of renewal of license be submitted.



- iv. Promoter should deposit late fee and penalty amounting to Rs.19,09,081/- as per resolution of Authority dated 07.08.2024 before next date of hearing.
12. Adjourned to 19.02.2025.



True copy

[Handwritten signature]

Executive Director,
HRERA, Panchkula

[Handwritten signature]
21/1/25

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

CA (Monika)