



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. 273.29

Continuation of registration for fourth year of project under section 7(3).

Promoter: Choice Real Estate Developers Pvt. Ltd

Project: 'Vipul Pratham Apartments'

Reg. No.: HRERA-PKL-RWR-38-2018 dated 20.08.2018, first extension granted uptill 31.03.2021 and second extension granted uptill 31.12.2022

Present: Mr. Ravinder, AR.

1. The promoter had applied for third extension of project on 05.12.2022 and now applied for 4th year.
2. On 01.05.2024, the promoter was not personally present, Authority imposed a cost of Rs. one lac. The promoter has submitted reply in suo motu complaint no. 147 of 2023 on 01.05.2024:
 - a. Submitted quarter wise resolution plan stating the project will be completed by October 2025;
 - b. Submitted group summary of various facilities from April 23 to March 24 with closing balance (Debit) of Rs. 38.2 cr. which is signed by Architect;
 - c. Submitted 3 CA Certificates, however no conclusion can be drawn from those certificates.
3. On 14.08.2024, Authority observed that promoter was required to be personally present on 01.05.2024 but he did not appear. Hence, Authority decided to impose additional cost of ₹ one lac on the promoter. LC report states that out of 11 Towers only four storey tower structures and one EWS residential block stand constructed apparently 3 to 4 years ago. Authority decided as under: -



- i. Further sale in project is banned.
 - ii. It is not possible to complete the project by October 2025, hence, promoter be present personally on next date of hearing and submit a detailed quarter wise resolution plan for completion of the project.
 - iii. Proper CA Certificates of RERA accounts be submitted duly signed by CA.
 - iv. Submit the extension application for fourth year.
4. On 23.10.2024, Authority decided as under:
- i. Third extension of one year under Section-7(3) of RERA Act, 2016 is granted.
 - ii. Promoter should submit reply to the orders of Authority dated 14.08.2024.
 - iii. Promoter has stated that project will be completed by October 2025 whereas as per LC report no work is in progress at site. Hence, LC be again appointed.
 - iv. Project be monitored on quarterly basis.
 - v. Late fee, if any, be conveyed to promoter as per resolution of Authority dated 07.08.2024.
 - vi. AR stated that further extension has been applied on 22.10.2024 which will be considered after report of LC. Adjourned to 18.12.2024.

5. Third extension certificate has been sent for signatures. File has been sent to ED for appointment of LC. Project is being monitored by Sou motu no. 147 of 2023. Vide letter dated 11.11.2024 has submitted Quarterly report and annual compliance report:

1. Quarterly Report of Physical and Finance as on 30.09.2024:

Internal Roads & Footpaths	5%
Sewerage (Chamber, Lines)	1%
Storm Water Drains	2%
Landscaping & Tree planting (playgrounds/parks)	0%
Building block	70%
Boundary Wall/gate	80%
Treatment and disposal of sewage and sullage water	2%
Water Supply	30%
External electrification/lighting	10%
2. CA certificate dated 24.10.2024: (Rs. in Cr.)

Description	Progress as on 30.06.2024	Progress during the current Quarter	Cumulative progress as on 30.09.2024
<i>Details of amount received from sale of flats</i>	38.78	(0.02)	8.76
<i>Details of amount kept in separate account with ref. to 70%</i>	2.63	Nil	2.63



6. Vide reply dated 22.10.2024, the promoter has applied prescribed proforma Rep-V Form. The applicant promoter has submitted Rs. 1,14,554/- as extension fee. The promoter has submitted quarterly progress reports till 31.03.2019 and plan showing progress. Photographs showing the present position at site have not been submitted. Explanatory note:
We are unable to complete the development works due to low scale velocity and low collection on demand.
7. The License No. 54 of 2008 dated 14.03.2008 has been granted by DTCP on land measuring 9.6 acres, renewed upto 13.03.2025.
8. Late fee (75% of extension fee) as per resolution dated 07.08.2024 is 85,916. The suo motu is scheduled for hearing is on 15.01.2024 and LC report will come in some time. The extension application will be considered after LC report is received.
9. After consideration, Authority decided to appoint Ld. CTP as local Commissioner. Extension of 5th year has also become due. Hence, promoter should apply extension for 5th year and also deposit late fee and penalty as per resolution of Authority dated 07.08.2024. Project Section is directed to convey the computation of late fee and penalty.
10. 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 (Monika)