



**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 08.01.2025.

**Item No. 274.35**

Continuation of registration under Section-7(3) of RERA Act, 2016.

**Promoter:** M/s SLF Anushree Apartments.

**Project:** "SLF Anushree Apartments" - Group Housing Colony on area measuring 10.925 Acres situated in Sector 75 & 76 , Tehsil and District Faridabad, Haryana.

**Reg. No.:** 215 of 2017 dated 18.09.2017 valid up to 17.09.2022. Covid extension granted upto 17.06.2023 and first extension upto 17.06.2024.

**Temp ID:** 495-2019.

**Present:** Mr. Tarun Ranga, Advocate.

1. SLF Anushree Apartments vide letter dated 07.06.2024 has sought continuation of registration for another year of the project namely "SLF Anushree Apartments" a Group Housing Colony on an area measuring 10.925 Acres situated in Sector 75 & 76 , Tehsil and District Faridabad, Haryana registered vide registration no. 215 of 2017 dated 18.09.2017 valid upto 17.09.2022. Covid extension was granted upto 17.06.2023 and first extension upto 17.06.2024.
2. The promoter has submitted extension fee of ₹2,26,867/- as extension fee for site-2 which is in order.
3. License no. 61 of 2007 dated 09.02.2007 granted for the development of the colony has been renewed upto 08.02.2025.
4. In the explanatory note promoter submitted that part occupation certificate has been received on 02.04.2019 for Site 1 (Towers A3, A4), Site 3 (Towers C1, C2, C3, C4 and C5),



EWS, Community building, convenient shopping, basement, nursery school (G+2), Stilt, and Substation, i.e., 51236.06 sq.mtrs. and for remaining towers Site 2 (P1-A, P1-B, P2 and P3) the promoter has applied for grant of occupation certificate. It has been submitted that entire work stands completed except few sanitary fixtures or final paint touch-up. The only reason to apply for extension is that due to elections the entire process of OC could not be undertaken.

5. The promoter has submitted Architect certificate dated 05.06.2024 and undated engineer certificate which states that approximately 99% of civil and finishing work of Tower (P1-A, P1-B, P2, P3) has been completed.

6. As per CA certificate dated 04.06.2023, the total estimated cost of project site-2 (247 flats) was 5760 lakhs and the total expenditure incurred on said site upto 31.05.2024 is 5859 lakhs. However, said certificate is based on books of account and other documents produced before them by the promoter and does not mention the UDIN of CA.

7. The matter was then heard on 03.07.2024 wherein following was observed:

*“5. After consideration, Authority decided that Promoter should submit details of headwise expenditure of Rs. 5,859 lakhs as well as proper engineer and CA certificate before next date of hearing.*

*6. Adjourned to 11.09.2024.”*

8. The matter was considered by the Authority in its meeting held on 11.09.2024 wherein following was observed:

*“9. Mr. Tarun Ranga, Ld. Advocate submitted that reply has been filed in the registry on 10.09.2024. Authority ordered that reply be examined by Project Section and report be submitted on next date of hearing.*

*10. Adjourned to 27.11.2024.”*

9. The promoter vide reply dated 10.09.2024 has submitted CA certificate which depicts the headwise expenditure details of ₹5859 lacs, however said certificate is based on documents and information produced before them by the promoter. Proper CA certificate has not been submitted. The promoter has also submitted engineer certificate which depicts that 100% works have been completed at site.

10. QPRs have been filed upto 30.06.2024.

11. The promoter is liable to pay late fee of ₹1,70,150/-.



12. The matter was considered by the Authority in its meeting held on 20.11.2024 wherein following was observed:

"11. Ld. Counsel submitted that OC has been received on 19.11.2024 and will be submitted shortly. After consideration, Authority decided to grant second extension of one year under Section 7(3) of RERA Act, 2016. Promoter should also deposit late fee of Rs.1,70,150/- as per resolution of Authority dated 07.08.2024."

13. It is pertinent to mention that as per Para 9 and 11, the promoter has not submitted proper CA certificate and late fee has not been deposited. However, extension has been granted without affixing next date of hearing as fee is yet to be deposited by the promoter.

14. After consideration, Authority decided that promoter should deposit late fee of Rs.1,70,150/- as per resolution of Authority dated 07.08.2024 and submit proper CA certificate. After that extension certificate will be issued.

15. Adjourned to 05.03.2025.



True copy

*[Handwritten signature]*

Executive Director,  
HRERA, Panchkula

*[Handwritten signature]*  
28/11/25

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

CA (Ashuina)