



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. 274.19

Extension under Section 6 of the RERD Act, 2016.

Promoter: Seagull Buildwell Pvt. Ltd.

Project: An Industrial Colony on land measuring 46.181 acres situated in Village Bhigan, Tehsil Gannaur, District Sonipat.

Reg. No.: HRERA-PKL-SNP-138-2019 dated 24.07.2019 valid upto 29.02.2024.

Temp ID: 623-2019.

Present: Mr. Jyoti Sidana , AR on behalf of promoter.

1. The Authority had registered the project on 24.07.2019. Vide letter dated 13.08.2024, the promoter had applied for extension under Section 6 of the RERA Act, 2016 as under: -
Covid period moratorium-29.02.2024 to 30.09.2024
First year continuation-01.10.2024 to 30.09.2025.
2. The promoter has applied on prescribed proforma Rep-V Form. The promoter has stated that 95 % of the development works have been completed. STP and other minor development works are left. The promoter has paid Rs. 6,68,000/- as extension fee.
3. License No. 03 of 2019 dated 11.01.2019 has been renewed up to 10.01.2026.
4. The promoter has stated that as on 30.06.2024, 95 industrial plots, commercial site 1 and 2 have been sold. The building plans of commercial pockets and affordable industrial housing have not yet been approved from DTCP office.
5. As per Engineer certificate as on 30.06.2024, Internal Road and pavement is 98% complete, Water supply system is 90% complete, Storm water drainage is 98% complete, STP, Sewerage and Garbage collection is 76% complete, Street Lighting is 90% complete and horticulture is 71% complete.



6. The promoter has informed that approved Zoning plan and service estimates have been enclosed. The promoter has submitted photographs of the project. Online QPRs have been filed by the promoter upto 30.06.2024.
7. The Authority on 04.09.2024 vide item no. 264.05 had decided that the promoter should submit the following information/documents: -
- Approved copies of demarcation plan, zoning plan and service plan/estimates.
 - CA and Architect certificate have not been submitted.
 - Whether completion certificate has been applied or not? If yes, a copy of the same be submitted.
 - The details of computation of extension fee be submitted.
8. Vide reply dated 11.09.2024, the promoter has submitted as under: -
- Copy of Zoning Plan.
 - Copies of service plans/Estimates.
 - Architect certificate dated 24.06.2024, according to which the work related to all the services has been inspected and found laid down at site except a few development works. Also, the STP work is incomplete.
 - CA certificate dated 26.07.2024, according to which 92.93% works have been completed.
 - Details of computation of extension fee is in order.
9. The Authority on 06.11.2024 had decided to grant extension of one year under Section-6 of RERA Act, 2016 subject to deposit of late fee of Rs.13,35,866/- and penalty of Rs. 4,00,800/- as per resolution of Authority dated 07.08.2024. Now, vide reply dated 31.12.2024, the promoter has deposited the said penalty and late fee. The extension certificate will be issued accordingly. Transaction ID is UTR- CNRBR- 52024122696145090 of Rs.4,00,800/- and Transaction ID UTR- CNRBR- 52024122796186377 of Rs.13,35,866/-.
10. As the late fee and penalty have been deposited by promoter, Authority decided that extension certificate be issued.
11. Matter is disposed of.



True copy

[Handwritten Signature]

Executive Director,
HRERA, Panchkula

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

[Handwritten Signature]
CA (Shubham) 28/1/25