



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 04.12.2024.

Item No. 271.47

Extension under Section 6 and 7(3) of the RERA Act, 2016.

Promoter: DHL Infratech Pvt. Ltd.

Project: "DHL New Town" an Affordable Residential Plotted Colony on land measuring 8.193 acres situated in Sector 27A, Village Kheri Sadh City, Rohtak.

Reg. No.: 291 of 2017 dated 12.10.2017 valid upto 11.10.2020.

Temp ID: 887-2020

1. The Authority had registered the project on 12.10.2017. Now, vide letter dated 24.07.2024, the promoter has applied for extension of their real estate project as under: -
 - 9 months covid benefit- 11.07.2021
 - Extension applied under Section 6- 11.07.2022
 - Continuation for one more year u/s 7(3)- 11.07.2023
 - Continuation for another year u/s 7(3)- 11.07.2024
2. The promoter has applied on prescribed proforma Rep-V Form.
3. The promoter has stated that 100% Infrastructure works have been completed and company is likely to complete the infrastructure work within said extended period of upto 2025.
4. As per CA certificate dated 27.06.2024, internal roads, pavements, water supply, storm water drainage, STP and WTP are 100% complete, electrical work is 45% complete and park & playground is 75% complete.
5. The promoter has enclosed three online payment receipts amounting to Rs. 2,56,100/- each for 3 years of extension which is found to be in order.



6. License No. 83 of 2017 dated 07.10.2017 has been renewed upto 06.10.2024.
7. In 07.08.2024(Item No. 261.05)- Authority observes that registration was valid up to 11.10.2020. Promoter has applied for extension on 24.07.2024 after a gap of about four years.
8. After consideration, Authority decided that promoter be issued show cause notice under Section-35 read with Section-61 of RERA Act, 2016 as to why penalty may not be imposed for not applying extension in time.

In view of above, Show Cause notice dated 08.11.2024 has been issued to the Promoter via registered post and email.

9. Authority further decided that promoter should submit following information/documents: -

- i. Architect certificate and Engineer certificate have not been submitted.
- ii. Online QPRs have only been filed upto March, 2023.
- iii. Whether completion certificate applied or not?
- iv. As per letter dated 24.07.2024, the promoter has applied for continuation of registration upto 11.07.2025, however it is upto 11.07.2024 only. The promoter should apply for extension of one more year along with required extension fee.
- v. Status of approval of zoning plan, service plans/estimates, environmental clearance NOC, approval of building plans of commercial site be submitted along with the requisite plans.
- vi. Latest photographs of the project have not been submitted.
- vii. Latest status of renewal of license after 06.10.2024 has not been submitted.

9. On 07.08.2024 Authority also decided that further sale in the project is banned. Authority decided that audit of the project be got done and an advertisement in newspapers be got published for inviting objections from general public. An amount of Rs.10,000/- be deposited by the developer within next 10 days as cost of issuing advertisement enabling Authority to issue public notice inviting objections from general public. Sh. Jagdish chand & Co. has been appointed as an Auditor to conduct Audit of the project and Public Notice has been published on 17.09.2024 regarding which no objections has been received till date.

10. As per resolution dated 07.08.2024, Promoter be asked to submit late fee Rs. 1,81,354/- and penalty amounting to Rs. 3,26,412/-. No reply has been received till date. Rs.10,000/- as cost of issuing advertisement has not been deposited till date. The matter is listed for 04.12.2024. 4th Extension under section 7(3) is due from 11.07.2024 onwards.

11. Authority observes that promoter has not submitted reply to the observations of Authority dated 07.08.2024. Last opportunity is granted to promoter to submit the reply two



weeks before the next date of hearing. Promoter should also deposit Rs.1,81,354/- as late fee and Rs.3,26,412/- as penalty for submitting late application of extension as well as Rs.10,000/- on account of publication of public notice.

12. Adjourned to 29.01.2025.



at
21/1/25

True copy

Deem

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 (Kakul)