



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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. 271.16**

**Continuation of registration of project under Section 7(3) of the project.**

**Promoter: M/s Meenal Housing Pvt. Ltd.**

**Project: Group Housing Colony on land measuring 1.24 acres situated in Surajkund, Faridabad**

**Reg. No.: HRERA-PKL-305-2017 dated 16.10.2017 valid upto 12.10.2019. First extension valid upto 11.10.2020. Second extension valid upto 11.07.2022. Third extension valid upto 11.07.2023.**

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

1. M/s Meenal Housing Pvt. Ltd. vide letter dated 15.02.2023 has applied for continuation of registration of their Group Housing Colony on land measuring 1.24 acres situated in Surajkund, Faridabad, Haryana registered vide registration no. 305 of 2017 dated 16.10.2017 valid upto 12.10.2019. First extension was granted by the Authority upto 11.10.2020. Second extension was granted upto 11.07.2022 (including COVID period). Third extension was granted upto 11.07.2023. The promoter has sought extension upto 11.07.2025.
2. It is pertinent to mention that the promoter has been granted third extension on 24.04.2024 which was valid upto 11.07.2023. The promoter had applied vide letter dated 25.10.2023 for extension from 11.07.2023 to 11.07.2024 and had paid the prescribed fees but same was not granted by the Authority and extension for only one year i.e. upto 11.07.2023 was granted under Section 7(3) of the Act. The promoter vide this letter is seeking extension from 11.07.2024 to 11.07.2025.
3. The promoter has paid the extension fee of ₹77,500/- which is in order.
4. The audit of the project was conducted and public notice was issued while granting earlier extensions under Section 7(3).
5. In the explanatory note regarding the state of development/construction works in the project and reason for not completing the development works within the period declared, it



has been submitted that works could not completed due to inaction on the part of MCF in completing the promised development works at site, nationwide lockdown due to COVID-19. The project is 100% complete and the promoter has got water connection and sewerage connection certificate from MCF. The promoter has undertaken services like sewage treatment plant, solar system, firefighting services, electrification, DG services, security systems and all other services and amenities are alive, operation and functional at the project.

The OC for the project was applied on 11.07.2022. However, MCF has not issued OC till date and in said matter the promoter is before Hon'ble High Court to get acknowledgement of OC. Sanjay Deep & Associates have already conducted the audit of the project and report was submitted on 14.10.2023.

6. The promoter has submitted an undated CA certificate which does not depict the UDIN of CA stating that the project is 100% complete. Architect and Engineer certificate has not been submitted.
7. Photographs of the project have been submitted. The promoter has filed QPRs upto 30.06.2024.
8. The promoter will be liable to pay late fee and penalty, however decision is to be taken said fee is to be calculated till 25.10.2023 (when application for third extension was filed but not granted) or till the date of present application.
9. Ld. Counsel submitted that an arbitrator has been appointed in this case. After consideration, Authority decided that promoter be conveyed late fee and penalty as per resolution of Authority dated 07.08.2024.
10. Adjourned to 29.01.2025.



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Executive Director,  
HRERA, Panchkula

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

LA (Shubham)