



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 04.12.2024.

Item No. 271.22

Continuation of registration for second and third year under Section 7(3) of RERA Act, 2016.

Promoter: Espire Infrastructure Corporation Ltd.

Project: "Hamilton Heights" Espire Towers Tower B (having an FAR of 8364.45 Sq. Meter) a Group Housing Colony on land measuring 4.793 Acre in Sector 37, Faridabad.

Reg. No.: HRERA-PKL-FBD-126-2019 dated 28.06.2019 valid upto 31.07.2020. First extension granted upto 30.04.2022.

Temp ID: RERA-PKL-535-2019

1. M/s Espire Infrastructure Corporation Ltd. vide letter dated 06.09.2023 has requested for third extension of registration of Tower B (having an FAR of 8364.45 Sq. Meter) of Group Housing Colony which is registered vide Registration No. HRERA-PKL-FBD-126-2019 dated 28.06.2019 valid up to 31.07.2020. The first extension was valid upto 30.04.2022 after grant of one year in addition to nine months COVID period.
2. The applicant applied for second and third extension upto 30.04.2024.
3. Vide orders dated 20.03.2023, Authority directed to issue public notice and to conduct audit of the project. Vide letter dated 07.08.2023, Authority appointed M/s Prakash Ved & Co. and public notice was issued on 21.06.2023. However, no objection has been received to the public notice issued.
4. The matter was considered by the Authority in its meeting held on 11.12.2023 vide item no. 235.11 wherein observations were conveyed:



“9. Authority observes that after grant of second year extension, fresh application for third year can be considered. Reminder be issued to CA firm for submission of audit report at an early date. Promoter is directed accordingly.”

5. In compliance of said order, reminder was issued to the promoter on 12.01.2024 and the Auditor vide reply dated 13.02.2024 has submitted audit report dated 26.01.2024 which was considered by the Authority in its meeting held on 28.02.2024 vide item no. 243.04 wherein following was observed:

“2. Authority observes that promoter has not cooperated with the Auditor firm appointed by Authority. Hence, Authority decided to impose cost of Rs.50,000/- on the promoter.

3. On perusal of auditor report, wrong information has been provided by promoter. Same quarterly progress reports have been filed i.e. there is no change in quarterly progress reports, which shows no construction activity is going on. Authority decided that promoter be personally present on next date of hearing.

4. Adjourned to 10.04.2024.”

6. The matter was then heard on 10.04.2024 wherein nobody was present on behalf of promoter and following was observed:

“8. Hence, Authority decided to impose a cost of ₹1 lac on the promoter for not appearing before Authority. Promoter be present on next date of hearing failing which show cause notice under Section 35 read with Section 63 of RERA Act, 2016 will be issued.

9. Adjourned to 05.06.2024.”

7. The matter was then considered by the Authority on 05.06.2024 wherein following was observed:

“8. No one is present today. Authority confirmed the issuance of show cause notice under Section-35 read with Section-63 of RERA Act, 2016. Promoter should submit approved service plans and estimates and deposit cost of ₹1,50,000/- before next date of hearing.”

9. Adjourned to 28.08.2024.”

8. In compliance of above order, show cause notice dated 18.06.2024 was issued to the promoter.

9. The matter was last heard on 28.08.2024 wherein following was observed:

“9. Authority observes that promoter was required to be personally present before Authority on 10.04.2024 and 05.06.2024 but he had not complied with the orders of Authority. Mr. Neeraj, General Manager stated that he is out of station but no request to exempt his physical presence has been in this regard. Hence, Authority directed that Managing Director/one of the Directors be personally present on next date of hearing failing which Authority will constrained to impose further heavy cost on the



promoter for not complying with the orders of the Authority. Nr. Jyoti Sidana submitted that cost has been deposited today. Promoter should submit approved service plans and estimates.

10. *Adjourned to 09.10.2024.*"

10. The promoter has filed reply on 30.08.2024 to the show cause notice vide which it has been submitted that cost of ₹1,50,000/- has been deposited on 28.08.2024 and copy of service plan and estimates have been enclosed.

11. The promoter is liable to pay late fee of Rs.1,46,500/- and penalty of Rs.80,575/- as per resolution dated 07.08.2024 passed by the Authority.

12. On the last date of hearing, i.e., 09.10.2024, Mr. Jyoti Sidana and Mr. Dilip Kumar, Director submitted that OC has been received and CC has been applied. A copy of OC has been submitted. Authority ordered that promoter should deposit auditor fee of Rs.41,300/- and late fee and penalty as per resolution of Authority dated 07.08.2024 before next date of hearing.

13. No reply has been received from the promoter so far.

14. Authority gave last opportunity to promoter to submit the reply before next date of hearing failing which penal action will be initiated as per provisions of RERA Act, 2016.

15. Adjourned to 29.01.2025.



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.

LA (Shubham)