



**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 11.12.2024.**

**Item No. 272.33**

**Extension of registration U/s 6 of RERD Act, 2016.**

**Promoter: S3 Infrabuild LLP.**

**Project: "Green Avenue" – An Affordable Group Housing Colony on land measuring 5.31875 acres situated in the revenue estate of village Kheri Kalan, Sector-85, Faridabad, Haryana.**

**Reg. No.: HRERA-PKL-FBD-204-2020 dated 24.06.2020 valid upto 25.04.2024.**

**Temp ID: RERA-PKL-814-2020**

**Present: Mr. Tarun Ranga, Advocate and Mr. Ankur Aggarwal, AR.**

1. S3 Infrabuild LLP vide letter dated 09.05.2024 has requested for extension of real estate project "Green Avenue" An Affordable Group Housing Colony on land measuring 5.31875 acres situated in the revenue estate of village Kheri Kalan, Sector-85, Faridabad, Haryana registered vide Registration No. HRERA-PKL-FBD-204-2020 dated 24.06.2020 valid upto 25.04.2024.

2. The matter was considered by the Authority in its meeting held on 22.05.2024 vide item no. 254.18 wherein following observations were conveyed:

*"7. After consideration, Authority decided as under:*

*i. Promoter should deposit deficit registration fee of ₹2,97,784/- and deficit extension fee of ₹5,50,944/-.*

*ii. Architect, Engineer and CA certificate be submitted.*

*iii. Letter of revised approved building plans.*

*iv. Up to date QPRs be filed.*

*v. Consent of 2/3<sup>rd</sup> allottees be submitted due to revision of building plan.*

*8. The above documents/information be submitted one week before next date of hearing.*



9. *Adjourned to 14.08.2024.*"

3. The promoter vide reply dated 23.08.2024 has submitted CA certificate which depicts that percentage completion of total project (proportionate cost incurred on the project to total estimated cost) is 69.93%. The promoter has submitted Architect certificate which stated that percentage of construction work on 30.04.2024 is 64.5%.

The promoter has also submitted engineer certificate which depicts the percentage of construction works as under:

- i. Road Work: 22%
- ii. Sewerage system: 68%
- iii. Storm Water Drainage System: 54%
- iv. Water Supply System: 12%
- v. Electricity Supply System: 06%.

The promoter has also submitted letter of revised approved building plans.

4. With regard to consent of 2/3<sup>rd</sup> allottees, it has been submitted that the department has considered the final approval only after receiving NOC letter from the STP Faridabad. Further, with regard to deposit of fees, it is submitted that since nine months extension due to COVID is free in general, therefore they have not submitted the required fees. However, if demanded, the same will be deposited on the same day of lasting of matter.

5. The matter was last considered by the Authority in its meeting held on 23.10.2024 wherein following was observed:

*"7. After consideration, Authority decided to grant extension of six months on account of COVID period under Section-6 of RERA Act, 2016. For further extension, promoter should fully comply with the orders of Authority dated 22.05.2024 before next date of hearing.*

8. *Adjourned to 11.12.2024.*"

6. In compliance of above order, certificate of COVID extension upto 25.10.2024 has been prepared. The promoter has not filed any further reply in the matter. The promoter has not filed online QPRs.

7. Ld. Counsel submitted that deficit registration fee and extension fee has been deposited. QPRs are to be filed online, however, hard copies have been filed.

8. Mr. Ankur Aggarwal, AR stated that he will file an affidavit to the effect that project will be completed by April 2025.



9. After consideration, Authority decided to grant extension of one year under Section-6 of RERA Act, 2016 subject to confirmation of fee deposited. Promoter should fully comply with the orders of Authority dated 22.05.2024 before next date of hearing.

10. Adjourned to 05.02.2025.



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 (Ashima)