



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 15.01.2025.

Item No. 275.28

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

Promoter: Pardesi Developers Pvt. Ltd.

Project: USHAY TOWER – group housing colony having FAR measuring 45503.42 sq. mtrs and a commercial pocket of 252.22 sq. mtrs out of total land measuring 14.15 acres situated in Village Rasoi Sector 61, Sonipat.

Reg. No.: HRERA-PKL-SNP-140-2019 dated 25.07.2019 valid upto 31.03.2020. Certificate for first and extension in addition to 9 months covid benefit granted upto 31.12.2022 Temp Id-555-2019.

Present: Mr. Jyoti Sidana, AR.

1. The Authority had registered this colony on 25.07.2019. Vide letter dated 05.04.2024, the promoter had applied for further continuation of registration of project upto 31.12.2024.
2. The same was considered by the Authority in its meeting held on 24.04.2024 vide item no. 250.20 wherein the Authority had decided that promoter should submit Architect and Engineer Certificate as well as copy of application submitted to DTCP for grant of Occupation Certificate. After that request of promoter will be considered.
3. The Authority on 03.07.2024 vide item no. 258.10 had decided that promoter should submit the documents as decided in the meeting held on 24.04.2024 such as Architect Certificate, Engineer Certificate and a copy of application submitted to DTCP for grant of Occupation Certificate before next date of hearing.
4. Vide reply dated 03.07.2024, the promoter has submitted: -



- A. Architect certificate and Engineer Certificate certifying that 100% of works have been completed.
- B. Copy of application dated 09.10.2023 for grant of OC and copy of reports issued by Chief engineer HSVP.
- C. QPRs have been uploaded upto 31.03.2024.

5. The Authority on 11.09.2024 vide item no. 265.09 decided that as it is a group housing colony, fee worked out to be conveyed to the promoter. The fee deficit, if any, be deposited before next date of hearing.
6. Sh. Jyoti Sidana, AR of promoter was present during the meeting. However, he has not contacted the office after hearing and the fee could not be communicated to the promoter. The Authority on 13.11.2024 decided that deficit fee, late fee and penalty as per resolution of Authority dated 07.08.2024 be worked out and communicated to the promoter.
7. That Deficit fee of Rs 5,45,558/-, Late fee of Rs 8,11,759/- and Penalty of Rs 6,49,406/- was worked out by the office which was to be conveyed to the promoter. However, the representative of the respondent company Sh. Jyoti Sidana could not appear for discussion before conveying the said penalty.
8. Mr. Jyoti Sidana, AR was conveyed deficit extension fee of Rs.5,45,558/-, late fee Rs.8,11,759/- and penalty Rs 6,49,406/-. He stated that deficit extension fee is being deposited today and will apply for extension accordingly.
9. Adjourned to 26.03.2025.



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.

CA (Chubham)