



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 22.01.2025.

Item No. 276.09

Extension of registration U/s 6 and continuation of registration U/s 7(3) of RERA Act, 2016.

Promoter: Adore Realtech Pvt. Ltd.

Project: "Happy Homes Exclusive" – An Affordable Group Housing Colony on land measuring 4.125 acres situated in Village Bhudhena, Sector 86, Faridabad, Haryana.

Reg. No.: 209 of 2017 dated 15.09.2017 valid upto 14.09.2021.

Temp ID: RERA-PKL-609-2019

Present: Mr. Jyoti Sidana, AR.

1. M/s Adore Realtech Pvt. Ltd. vide letter dated 12.04.2024 has requested for extension of real estate project "Happy Homes Exclusive".
2. License no. 29 of 2016 dated 27.12.2016 has been renewed upto 26.12.2024.
3. The matter was considered by the Authority on 03.07.2024 wherein following was observed:

"11. After consideration, Authority decided that Promoter should submit proper CA, Architect and Engineer Certificate. FAR of Commercial area be also intimated so that proper fee could be determined. After that request of Promoter will be considered

4. The matter was last considered by the Authority in its meeting held on 20.11.2024 wherein following was observed:

"8. Authority observes that promoter has not complied with the orders of Authority dated 03.07.2024 despite granting last opportunity. Hence, Authority decided that promoter be issued show cause notice under Section -35 read with -63 of RERA Act, 2016 for not complying with the orders of Authority. Fee cannot be computed without FAR of commercial area.



9. Adjourned to 22.01.2025."

5. In compliance of above order, show cause notice dated 24.12.2024 was issued to the promoter.

6. The promoter vide reply dated 26.11.2024 has submitted CA certificate which depicts that % of works completed is 100%. Amount received from the allottees till 31.10.2024 is ₹122.12 cr. The promoter has also submitted Engineer and Architect certificates which depicts that the project is 100% complete. The promoter has also intimated the FAR of commercial area.

7. The promoter is liable to pay late fee of ₹10,09,962/-, penalty of ₹15,65,438/- and deficit extension fee (for three years i.e upto 14.06.2025) of ₹10,88,844/-.

8. Request has been made to grant extension for three years, i.e., upto 14.06.2025 (including nine months COVID period). The promoter has filed QPRs upto 30.09.2024.

9. Mr. Jyoti Sidana, AR submitted that OC has been applied as 100% work is complete. After consideration, Authority decided that promoter should submit the following documents :-

- i. Promoter should deposit deficit extension fee of ₹10,88,844/- for three years.
- ii. Late fee amounting to ₹10,09,962/- and penalty of ₹15,65,438/- be deposited as per resolution of Authority dated 07.08.2024.
- iii. Status of renewal of license be submitted.
- iv. Copy of approved service plans and estimates.
- v. Audit of project be got conducted from an empanelled CA firm and a public notice be issued in newspapers inviting objection from general public.
- vi. Audit fee of ₹41,300/- and public notice fee of ₹10,000/- be deposited by promoter.

10. Adjourned to 02.04.2025.



True copy

[Signature]

Executive Director,
HRERA, Panchkula

[Signature] 6/2/25

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

LA (Asewina)