



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 29.01.2025.

Item No. 277.24

Continuation of registration of project for third year u/sec 7(3).

Promoter: Amar Nath Aggarwal Investments Pvt. Ltd.

Project: Plot no. 854 to 866 (13 plots of 300 sq. mts.) and 72 apartments in Block B1 (2 no.s) New, Block B2 New, Service apartment and 3 no.s, EWS Block situated in their ongoing project on land measuring 16.156 acres situated in Sector 2, Pinjore-Kalka Urban Complex, Panchkula.

Reg. No.: HRERA-PKL-PKL-56-2018 dated 12.10.2018 valid uptill April 2021, first extension granted upto 31.01.2023, second extension granted upto 31.01.2025.

Present: Sh. Jyoti Sidana, AR.

1. The promoter, on 27.11.2024, had applied for continuation of registration of project "13 plots of 300 sq. mtr. each & 216 units part of Group Housing including EWS Units for the period upto 31.01.2026" under Section 7(3) of Real Estate (Regulation and Development) Act, 2016 on prescribed proforma Rep-V Form. The applicant promoter has submitted ₹2,40,000/- as extension fee, which is in order.
2. License No. 186 of 2008 dated 29.10.2008 valid upto 28.10.2013 was granted by DTCP on land measuring 16.156 acres. The license is renewed upto 28.10.2025, however, the promoter should submit copy of renewal of license.
3. The promoter submitted the following:
 - i. CA Certificate dated 26.11.2024, states that % of service/development work completed is 92.28% and % of infrastructure work completed is 25.58%. Balance cost of construction work to be incurred is Rs.6325.4 lacs.



ii. Engineer certificate states that 71.67% of the construction work has been completed as on 25.11.2024.

4. Explanatory note: *that they have received OC of plot no. 854-857, 862- 865 (8plots) from DTP Panchkula (however no certificate is annexed), Five plots on which floors to be constructed are due for grant of OC. Due to restrictions/ban on construction activities by Hon'ble High Court, the development of the project got hold for around 2 years.*

5. The promoter has submitted quarterly progress reports till 30.09.2024. The Authority granted second extension upto 31.01.2025 with the condition that the construction on the group housing component (of 216 units) could only start after getting the validation of environmental clearance and after vacation of stay by the Hon'ble High Court.

6. The application is for continuation of registration upto 31.01.2026, however, the license is valid upto 28.10.2025 (as stated by the promoter). Late fee as per resolution dated 07.08.2024 is 60,000/- (25% of extension fee).

7. There were 72 apartments, registered under registration no. 56/2018. A request has now been made to grant extension to 216 units. Registration was granted to the promoter for 72 units vide registration no. 56 of 2018. Extension was granted upto 31.01.2025 vide orders dated 07.08.2024 with condition that the construction on the group housing component (216 units) could only start after getting the validation of EC and after vacation of stay by the Hon'ble High Court.

8. Sh. Jyoti Sidana, AR stated that registration had been granted by Authority of group housing component also (216 units). He further submitted that stay has been vacated by Hon'ble Punjab & Haryana High Court. They will be filing detailed reply shortly. Promoter should also deposit late fee of Rs.60,000/- as per resolution of Authority dated 07.08.2024 along with the reply.

9. Adjourned to 12.03.2025.



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.

LA (Mouika)