



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 08.01.2025.

Item No. 274.36

Continuation of registration of project for second year U/s 7(3) of RERA Act, 2016.

Promoter: Shri Balaje Builders.

Project: "Balaji Enclave", an Affordable residential plotted Colony under DDJAY on land measuring 9.131 acres situated in Sector 8, Charkhi Dadri.

Reg. No.: HRERA-PKL-BHW-222-2020 dated 08.12.2020 valid upto 26.08.2023, first extension granted upto 26.11.2024.

Present: Mr. Jyoti Sidana, AR

1. The promoter has applied for continuation of registration of project under Section 7(3) of Real Estate (Regulation and Development) Act, 2016 upto 26.11.2025 on prescribed proforma Rep-V Form. The applicant promoter has submitted ₹1,05,000/- as extension fee, which is in order.
2. License No. 58 of 2018 dated 27.08.2018 valid upto 26.08.2023 has been granted by DTCP on land measuring 9.131 acres which is renewed upto 27.08.2025.
3. The promoter has submitted the following:
 - i. CA Certificate dated 10.04.2024, based on information provided to them by the management states that total estimated work is of 365.24 lacs, expenses incurred (upto 31.03.2024) is 370.19 lacs and balance to be incurred is 0.69 lacs.
 - ii. Architect/Engineer certificate states that 100% of the infrastructural work has been completed including roads, storm line, sewer line, electricity, water supply etc. as on 30.03.2024.Total plots - 163, completed - 163 and work in progress – 0



4. Explanatory note:
- Nationwide lockdown from Mid-March till May-June 2020 and due to second wave in of covid-19 pandemic in the year 2021.*
 - We have completed almost 100% of development works and the completion certificate will get / approved by us in next 7-8 month's period.*
 - At the time of registration of the project the company has contemplated and envisioned that the project will be completed within 1 year from the date of registration. Considering the pace of development, it was estimated that the project would near completion in the next one year. However, due to certain facts and circumstances beyond the control of the company the project could not be completed within stipulated time period. Thus it is imperative to throw light on the factors effecting the pace of development of the project.*
5. The promoter has submitted quarterly progress reports till 31.03.2024. The promoter states that they have applied for completion certificate on 15.04.2024 which is under consideration in the office of HSVP Hisar for final reporting of the project completion. However, the DTP, Dadri and STP, Hisar have already submitted their report to DTCP regarding completion of project stating that the project is completed at site. Photographs showing the present position at site have been annexed.
6. The application is for continuation of registration upto 26.11.2025, however, the license is valid upto 27.08.2025. Late fee as per resolution dated 07.08.2024 is Rs.78,750/- (75% of extension fee), which has not been paid by the promoter.
7. Mr. Jyoti Sidana stated that late fee of Rs.78,750/- has been deposited today.
8. After consideration, Authority decided to grant second extension of one year under Section-7(3) of RERA Act, 2016.
9. Matter is disposed of.



28/11/25

True copy

[Signature]

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 (Manika)