



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 08.01.2025.

Item No. 274.13

Extension of registration for the first year U/s-6 and continuation of registration U/s-7(3) of RERA Act, 2016.

Promoter: Akashganga Township Pvt. Ltd.

Project: Residential Plotted Colony on land measuring 31.193 acres falling in the revenue estate of Village Ratia, Sector-6, Fatehabad.

Reg. No.: HRERA-PKL-FTB-192-2020 dated 05.03.2020 valid upto 31.10.2020.

Temp ID: 688 of 2019.

Present: Ms. Priya through VC.

1. The promoter vide letter dated 31.05.2023 applied for extension for first year U/s-6 and continuation of registration U/s-7(3) of RERA Act, 2016. If considered by the Authority along with covid period of 9 months, the registration would be valid upto 31.07.2023. However, vide letter dated 14.03.2024, the promoter has paid extension fee of Rs. 3,51,679/- for the third year as directed by the Authority on 24.01.2024 and has also paid Rs. 3,51,679/- for the fourth year as well. Now, the fee paid for first extension and continuation of registration for the second year, third year and fourth year is in order. If considered by the Authority along with covid period of 9 months, the registration would be valid upto 31.07.2025. QPRs have been filed upto 30.06.2024.

2. On 11.09.23, M/s S.P Chopra & Co. were appointed to conduct audit and public notice was issued in newspapers on 26.08.23. In response to public notice, objections have been raised by Sh. Rajinder Singh Chahal which were placed before the Authority on 30.10.2023 and a copy of objections was sent to the promoter vide letter dated 29.11.2023. Reply to the



objections was filed by the Promoter which was placed before the Authority on 24.01.2024. Audit report by S.P. Chopra & Co. dated 07.02.2024 was received in the Authority on 13.02.2024.

3. On 15.05.2024, Sh. Jyoti Sidana (Authorised Representative) sought time for filing reply of audit report. Authority acceding to his request adjourned the matter to 07.08.2024 with additional cost of Rs. Two lacs. Reply by promoter be submitted at least two weeks before next date of hearing.

4. Vide reply dated 05.08.2024, the Promoter has submitted the following:

- i. 2/3rd consent was not required at the time of additional license for plotted Colony. Further, no revision has been made in the said project/layout plan after the grant of said license.
- ii. Application for renewal of License No. 224 of 2007 dated 19.09.2007 valid upto 18.09.2019 submitted to office of DTCP Haryana vide dated 19.05.2023. Further, the additional License No. 19 of 2016 dated 11.11.2016 valid upto 10.11.2021 also applied for renewal to the office of DTCP vide dated 24.05.2023.
- iii. Approval of service plan estimate dated 07.06.2023.
- iv. DTCP office has reported on the revised Layout during the grant of additional license, hence, the promoter has received only revised Zoning Plan which is enclosed with the reply.
- v. Penalty of RS. 7 Lacs (5 Lacs imposed in Suo-Motu Complaint No. 3093-2022 and Rs. 2 Lacs imposed on 15.05.2024 have been deposited- Payment Receipt attached). Suo-Motu Complaint No. 3093-2022 has been disposed off on 06.11.2024.
- vi. Resolution Plan states that 100% works has been done.

5. On 07.08.2024, the representative of the promoter requested to list the matter on 28.08.2024 as reply has been filed on 05.08.2024. The Authority directed the project cell to examine the reply and place it before the Authority on 28.08.2024.

6. On 28.08.2024, Authority observed that License No. 224 of 2007 dated 19.09.2007 was valid upto 18.09.2019 and an additional license No. 19 of 2016 was valid upto 10.11.2021. Hence, Authority decided that promoter should intimate the latest status of renewal of license. Thereafter, request of promoter will be considered.



7. On 06.11.2024, Authorized representative stated that licenses have not been renewed. They have applied to DTCP for renewal of license.
8. On 06.11.2024, Authority decided that extensions will be considered on renewal of licenses. Till then further sale in the project is banned. Project Section may examine the matter of late fee/penalty as per Resolution dated 07.08.2024.
9. As per resolution dated 07.08.2024, the promoter should deposit Rs. 7,03,358 as late fee and Rs. 7,73,693/- as penalty (regarding First and Second Extension applied on 31.05.2023) and Rs. 7,03,358 as late fee and Rs. 2,81,336/- as penalty regarding Third and Fourth Extension applied on 14.03.2024). Penalty of Rs. 5 lacs u/s-60,61 and 63 of RERA Act,2016 was imposed on 31.01.2024 which has been deposited by the Promoter on 05.08.2024.
10. Ld. Counsel submitted that licenses have not yet been renewed by DTCP.
11. After consideration, Authority decided that promoter should deposit late fee and penalty as detailed above as per resolution of Authority dated 07.08.2024 and submit status of renewal of licenses before next date of hearing. Ban on sale to continue.
12. Adjourned to 05.03.2025.



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.

Handwritten signature 29/1/25

CA (Kakul)