



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 19.02.2025.

Item No. 279.01

Confirmation of Minutes of 278th Meeting of the Authority held on 05.02.2025.

Authority confirmed the minutes of its 278th meeting held on 05.02.2025.

Item No. 277.31 meeting held on 29.01.2025

In this case, para 9 and 10 may be rectified as under:-

"9. *Ld. Counsel and Director of company submitted that replies have been filed on 24.01.2025 and 27.01.2025 and OCs of all the towers have been received and submitted on 24.01.2025. In the month of November, 2024, an amount of Rs.8.19 lacs has been deposited as extension fee.*

10. *After consideration, Authority decided to grant extension for 2nd year under Section-7(3) of RERA Act, 2016. Promoter should also apply for extensions which have become due and deposit Rs.10,000/- on account of publication of notice fee and Rs.41,300/- as auditor fee before next date of hearing. Status of renewal of license be also given. Office is directed to examine the replies submitted by promoter and put up before the Authority on next date of hearing".*



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 (Kakul)

Kakul
13/3/25



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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. 277.31

Continuation of registration of project under Section 7(3) of RERA Act, 2016.

Promoter: Pivotal Infrastructure Private Limited.

Project: "Royal Heritage" a Group Housing Colony on land measuring 20.31 acres situated in Sector 70, Village Mujheri, Ballabgarh, Faridabad, Haryana.

Reg. No.: HRERA-PKL-FBD-47-2018 dated 14.09.2018 valid upto 31.03.2019. First extension upto 31.12.2019.

Temp ID: 636-2019.

Present: Mr. Karan Kaushal, Advocate and Mr. Devender Gupta, Director.

1. Pivotal Infrastructure Private Limited vide letter dated 26.10.2023 had applied for extension of registration of the captioned project. M/s S.P. Chopra & Co. were appointed as auditor vide letter dated 15.02.2024 to conduct the audit of the project who submitted its report on 08.10.2024, submitting as under:

- i. Project was registered with HRERA on 14.09.2018, till then major collection were already made, no separate RERA Bank account was maintained by the company and the receipts/collection (total Rs.519.06 crores) of the project were made in the existing bank accounts.
- ii. Provision of 4(2)(I)(D) are being followed and withdrawals are in proportion of the development works carried/undertaken at site.
- iii. Certificates by an engineer, an architect and a chartered accountant in practice that withdrawal are in proportion to the percentage of completion of project are not provided.



- iv. Main entrance was at Point B near Tower 2, which is not as per layout plan.
- v. Out of three schools planned for construction, only one has been completed. Further, primary school with plot area of 4255.14 sq.m is located outside the premises boundary.
- vi. Proper safety measures were not maintained around the transformer at ESS 1 and ESS 2.
2. As per orders, copy of audit report was sent to the promoter on 22.11.2024. The matter was considered by the Authority in its meeting held on 04.12.2024 wherein following was observed:
- “9. After consideration, Authority decided that promoter should submit following information/documents before next date of hearing:*
- i. Details of allottees containing name, address, apartment number etc as well as details of vacant flats/apartments.*
 - ii. Submit Engineer and CA certificate.*
 - iii. Deposit auditor fee f Rs.41,300/-.*
 - iv. Late fee and penalty be conveyed to promoter.*
 - v. Ban on sale to continue.”*
3. No reply has been filed by the promoter till date to the above-mentioned deficiencies. However, cost of ₹1 lac imposed vide order dated 09.10.2024 has been deposited by the promoter.
4. The promoter has not submitted copy of service plans/estimates and complete set of revised building plans. The promoter has also not submitted ₹10,000/- for publication of notice. The promoter has applied for extension for one year only whereas continuation of registration for the next four years has also become due. Extension fee, late fee and penalty to be computed as OC's for some towers have been obtained.
8. The promoter has filed QPRs upto 30.06.2024. License no. 78 of 2009 was renewed upto 02.12.2024.
9. Ld. Counsel and Director of company submitted that OCs of all the towers have been received and submitted on 24.01.2025. In the month of November, 2024, an amount of Rs.8.19 lacs has been deposited.
10. After consideration, Authority decided to grant extension for 2nd year under Section-7(3) of RERA Act, 2016. Sale in the project is allowed. Promoter should also apply for



extension which have become due and deposit Rs.10,000/- on account of publication of notice fee before next date of hearing. Status of renewal of license be also given.

11. Adjourned to 09.04.2025.



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 (Ashima)