



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 19.02.2025.

Item No. 279.55

Continuation of registration for fourth & fifth year u/s 7(3).

Promoter: Choice Real Estate Developers Pvt. Ltd.

Project: 'Vipul Pratham Apartments'.

Reg. No.: HRERA-PKL-RWR-38-2018 dated 20.08.2018, first extension granted uptill 31.03.2021, second extension granted uptill 31.12.2022 and third extension granted upto 31.12.2023.

License no. 40 of 2007 dated 25.08.2022 has been renewed upto 22.01.2026

Present: Sh. Anil Kumar on behalf of the promoter

1. The promoter had applied for 4th extension on 22.10.24 and now applied for 5th year extension on 27.01.2025.
2. On 18.12.25, Authority decided to appoint Ld. CTP as local Commissioner. Extension of 5th year has also become due. Hence, promoter should apply extension for 5th year and also deposit late fee and penalty as per resolution of Authority dated 07.08.2024. Project Section is directed to convey the computation of late fee and penalty. The promoter was conveyed about the computation of late fee of Rs. 85,916/- via call on 11.02.25.
3. Ld. CTP visited the site on 20th Dec and 30th Dec, 2024. The Report is as follows:
"Site report relating to the project "Vipul Pratham Apartments" a group housing colony being developed on land measuring 9.60 acres in sector-10 A, Bawal, District- Rewari being developed by M/s Choice Real Estate Developers Pvt. Ltd. It is informed that out of the total licensed area of the project measuring 9.60 acres, an area of 6.369 acres was registered by the Authority vide Reg. No. 38 of 2018 dated 20.08. 2018. While, considering the case relating to the 4th extension of the project (i.e. from 31.12.2023 to 31.12.2024) the Authority appointed the undersigned as Local Commissioner. The undersigned visited the site on 20th Dec, 2024 (without the representative of the promoter) and 30th Dec, 2024 (with the



representative of the promoter). No construction was being taken at site either on 20th Dec, 2024 or 30th Dec, 2024. The reasoning given by the Promoter for 20th Dec, 2024 was the imposition of GRAP-IV from 16.12.2024 to 23.12.2024. However, subsequently no restriction of GRAP was imposed by the Commission for Air Quality Management in National Capital Region and Adjoining Areas. If the promoter is serious in completing the project, Type A Block-I could be completed within the next 6 months and the remaining blocks and Sewerage Treatment Plant within the next one year. Photographs of the project i.e. Block 1 (Annexure A), Block 2 (Annexure B), Block 3 & 4 (Annexure C) and EWS Block (Annexure D) and STP (Annexure E) are enclosed. It is also mentioned here that out of total 253 general category units and 129 EWS and Service Personnel units, 52 are still unsold."

4. The promoter vide letter dated 27.01.25 has submitted application for continuation of registration for 5th year, i.e., upto 31.12.25 along with extension fee of Rs. 97,000/- which is deficit by Rs. 17,554/- and late fee is of Rs. 2,29,108 and penalty is of Rs. 11,455/- as per resolution dated 07.08.24.

5. The promoter requests for extension up to date of license validity, i.e., 22.01.25, which will be continuation of registration for 6th year, therefore, extension fee for 6th year will also become due, i.e., Rs. 1.14,554/- Further, the promoter has stated that they have applied for OC before competent Authority, however, copy of letter submitted to DTCP for grant of OC has not been enclosed.

6. After considering the LC report, the Authority decides that the promoter, Sh. Puneet Beriwal, be personally present on the next date of hearing. The promoter should submit a progress report of the 1st quarter of 2025 latest by 30th April 2025 along with photographs and relevant certificates. Further, the promoter should submit an affidavit stating that they will complete the project by November, 2025 failing which penalty amounting to 1% of the cost of the project shall be imposed. Deficit extension fee, Late fee and penalty also be submitted before the next date of hearing.

7. Adjourned to 07.05.2025.



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 (Monika)


12/03/25