



**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 10.01.2024.**

**Item No. 238.09**

**First extension of project under Section-6 of RERA Act, 2016.**

**Promoter: Real Height Developers Pvt. Ltd.**

**Project: 'Harmony Homes' an Affordable Group Housing Colony on land measuring 7.734 Acres in Sector-40, Village Shimla Maulana, Panipat.**

**Reg. No: HRERA-PKL-PNP-04-2018 dated 13.04.2018, valid up to 30.06.2022.**

1. This matter was considered by Authority in its 230<sup>th</sup> meeting held on 16.10.2023 vide item no. 230.14 wherein the Authority had passed the following resolution:

*This matter was considered by Authority in its 212<sup>th</sup> meeting held on 15.05.2023 vide item no. 212.11 wherein the following orders were passed:*

- i. In furtherance of the orders of the Authority, Ld. CTP cum Local Commissioner has submitted the site report on 02.12.2022*
- ii. The original registration fee was deficit by Rs. 8,92,823.88 and extension fee is deficit by Rs.4,46,411.94. Therefore, promoter has to deposit total amount of Rs.13,39,235.82. Promoter has also not submitted the CA Certificate mentioning the expenditure incurred till date; Architect Certificate; Engineers Certificate and latest photographs of project.*
- iii. After consideration, Authority decided that promoter be directed to deposit deficit fee as well as submit required certificates.*
- 2. The promoter vide letter dated 11.10.2023 has submitted total amount of Rs.13,39,236/- vide SBI DD No. 923088 dated 10.10.2023 as directed in the orders of the Authority dated 15.05.2023. However, CA Certificate mentioning the expenditure incurred till date; Architect Certificate; Engineers Certificate and latest photographs of project still not submitted.*
- 3. Ld. Counsel of promoter requested for short date to submit CA certificate, Engineer certificate, Architect certificate and latest photographs of project.*
- 4. On request of the Ld. Counsel, matter is adjourned to 06.11.2023.*

2. The promoter vide reply dated 06.11.2023 has submitted:



- i. CA certificate for the period 01.04.2023 to 30.06.2023 wherein it is mentioned that the total cumulative cost incurred on construction of the project up to the end of last quarter is 20128.03 lacs; the percentage of remaining work in terms of cost is 1.21% and the balance cost to be incurred for completion of the project is 255.68 lacs.

S.no.	Particulars	Amount (in lacs)
1.	The total amount of money received from allottees	372.79
2.	Other sources	99.50
3.	Money deposited in the Escrow account	845.02
4.	The money withdrawn from the Escrow account	856.52
5.	Amount of funds invested on the construction work of the project including the purchase of materials	806.29
6.	Quantum of money withdrawn by the promoters for the purposes other than for the project	Nil

ii. Architecture certificate from 01.04.2023 to 30.06.2023:

- a. For Tower S1 to S5: everything is 100% complete except in tower S5, commercial, community, anganbadi and common area services, facilities amenities.  
b. For Tower S6 to S8 & R1 & R2: everything is 100% complete except sanitary fittings within the flats/premises, the external plumbing, installation of lifts, water pumps etc.  
iii. Photographs has been enclosed however latest Engineers certificate is not submitted.

3. Orders of the Authority dated 21.11.2023 are as follows:

Authority observes that as per Auditors report, an amount of Rs. 99.50 lacs were received from other sources. Hence, Authority decided that promoter should clarify about "other sources".

4. The promoter vide reply dated 21.12.2023 submits that they have sold the scraps of aluminium shuttering and M.S. Pipe which contributed Rs. 96.01 lacs, cancellation charges of Rs. 1.49 lacs and Rs. 2 lacs as a part payment for the sale of tower crane.

5. After consideration, Authority decided to grant extension of one year under Section-6 of RERA Act, 2016.



*anand*  
19/1/24

True copy

*Deum*

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 (Moulika)