



**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 05.03.2025.**

**Item No. 280.11**

**Extension of registration of project under Section 6 of RERA Act, 2016.**

**Promoter: Advitya Residency LLP.**

**Project: "Advitya Homes" an Affordable Group Housing Colony on land measuring 8.656 acres situated in Sector 143, Faridabad, Haryana.**

**Reg. No.: HRERA-PKL-FBD-223-2020 dated 16.12.2020 valid upto 31.03.2024. Covid extension granted upto 30.06.2024.**

**Temp ID: RERA-PKL-836-2020**

**Present: Adv. Tarun Ranga on behalf of promoter.**

1. Advitya Residency LLP vide letter dated 09.08.2024 had requested for extension for one year of real estate project of an affordable group housing colony namely "Advitya Homes" on land measuring 8.656 acres situated in Sector-143, Faridabad, Haryana registered vide Registration No. HRERA-PKL-FBD-223-2020 dated 16.12.2020 valid upto 31.03.2024. COVID extension was granted upto 30.06.2024. The promoter had paid fee of ₹5,11,500/-. Details of computation of extension fee were not submitted.

2. The promoter has received occupation certificate for the project on 07.06.2024. The promoter has submitted architect and engineer certificate dated 20.07.2024 which depicts that project is 100% complete. The promoter has submitted CA certificate which depicts that proportion of cost incurred on land and construction to the total estimated cost is 100%. Photographs of the project have been submitted.

3. The matter was considered by the Authority in its meeting held on 28.08.2024 wherein Authority granted extension of one year under Section-6 of RERA Act, 2016. However, the extension certificate was not issued since the computation of extension fee was not submitted



by the promoter due to which extension fee could not be verified. Therefore, the Authority on 06.11.2024 decided that promoter should submit computation of extension so as to verify it, as well as status of renewal of license before next date of hearing.

4. On the last date of hearing, i.e., 08.01.2025, counsel submitted that reply containing computation of fee has been submitted on 02.01.2025 which may be examined.

5. The promoter vide reply dated 07.01.2025 has submitted that they have already received the Occupation Certificate for the whole project on 07.06.2024. As far as the issue of extension fee is concerned, it is submitted that the fee is only being paid for the portion of project of which no Occupation Certificate has been obtained, however, they have obtained the Occupation Certificate for the entire project on 07.06.2024 i.e. within the validity of registration which was 30.06.2024. Hence, the promoter requested to waive the said condition for payment of further fee for the extension of project. Computation of extension fee is as under:

Total FAR for Residential - 78734.79 Sq Mts  
Rate per Sq Mtr - Rs.25/2 = Rs. 12.50  
Extension fee for residential- Rs 9,84, 18.87/-  
Total FAR for Commercial - 2541.32 Sq Mts  
Rate per Sq Mtr - Rs.40/2 = Rs. 20  
Extension fee for Commercial - Rs. 50,826.40/-  
Total Extension Fee - Rs. 10,35,011.27/-

6. They have submitted a copy of license which has been renewed upto 14.11.2029 and requested to consider the submissions and grant extension at the earliest. He further requested to refund the amount paid along with application for grant of first extension.

7. After consideration, the Authority directs the promoter to deposit the late fee amounting to Rs 4,14,004/- and penalty amounting to Rs 2,07,002/- as per resolution dated 07.08.2024. However, since Rs. 5,11,500/- has already been paid by the promoter while applying for extension therefore, he is directed to deposit the total deficit fee of Rs. 3,16,508/- before the next date of hearing. After that, extension will be considered.

8. Adjourned to 14.05.2025.



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.

Shubham  
CA (Katar)

Shubham  
Katar  
25/3/25