



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 29.01.2025.

Item No. 277.44

Extension of registration under Section 6 of RERD Act, 2016 including COVID extension.

Promoter: Alesia Buildtech Pvt. Ltd.

Project: "Adore Samridhi" – An Affordable Group Housing Colony on land measuring 6.331 acres situated in Village Riwazpur and Tikawali, Sector-89, Faridabad, Haryana.

Reg. No.: HRERA-PKL-FBD-68-2018 dated 22.11.2018 valid upto 31.12.2022

Temp ID: RERA-PKL-343-2018

4. 1. M/s Alesia Buildtech Pvt. Ltd. vide letter dated 16.01.2024 has requested for extension of the captioned project. The matter was considered by the Authority in its meeting held on 09.10.2024 wherein following was observed:

"7. The promoter has not filed any reply to the above-mentioned observations. It is pertinent to mention that the promoter has to pay cost of ₹2 lac (₹1 lac imposed in covid extension and ₹1 lac imposed in case of extension).

8. As per resolution dated 07.08.2024 passed by the Authority, the promoter will be liable to pay late fee of ₹14,03,752/- and penalty of ₹2,80,752/-. (Although COVID extension has not been specifically granted till date but for the purpose of calculating penalty, last date of registration has been taken after granting benefit of COVID period).

9. Mr. Jyoti submitted that OC has been received on 24.08.2024 and one lac cost has been deposited. After consideration, Authority decided that promoter should deposit late fee, penalty and remaining cost of ₹one lac before next date of hearing.




10. Adjourned to 04.12.2024.”

2. The promoter vide reply dated 09.10.2024 has submitted that they have got part occupation certificate for all towers except 102 approx.. 2200 sq.m area in the said project. With regard to consent of 2/3rd allottees, it has been submitted that the project is on its completion date and hence the same may not be possible at this stage as handing over possession stands already given to the respective allottees. Hence, 2/3rd consent may not be insisted.
3. The matter was last considered by the Authority in its meeting held on 04.12.2024 wherein following was observed:
 - “6. Authority observes that promoter has not fully complied with the orders of Authority dated 24.07.2024 and 09.10.2024. Promoter should comply with the orders of Authority before next date of hearing failing which penal action will be initiated as per provisions of RERA Act, 2016.”
4. No reply has been filed by the promoter till date. The promoter has not deposited the late fee of ₹14,03,752/- and penalty of ₹2,80,752/- and consent of 2/3rd allottees as building plans have been revised.
5. After consideration, Authority decided that promoter be issued show cause notice under Section-35 read with Section-63 of RERA Act, 2016 as to why penalty may not be imposed for not complying with the orders of Authority.
6. Promoter should deposit late fee of Rs.14,03,752/- and Rs.2,80,752/- on account of penalty before next date of hearing.
7. 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 (Ashique)