



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 12.03.2025.

Item No. 281.07

Continuation of registration of project for third year u/sec 7(3).

Promoter: Amar Nath Aggarwal Investments Pvt. Ltd.

Project: Plot no. 854 to 866 (13 plots of 300 sq. mts.) and 72 apartments in Block B1 (2 no.s) New, Block B2 New, Service apartment and 3 no.s, EWS Block situated in their ongoing project on land measuring 16.156 acres situated in Sector 2, Pinjore-Kalka Urban Complex, Panchkula.

Reg. No.: HRERA-PKL-PKL-56-2018 dated 12.10.2018 valid uptill April 2021, first extension granted upto 31.01.2023, second extension granted upto 31.01.2025.

Present: Sh. Mayank Goel (Director of the promoter company) and Sh. Jyoti Sidana on behalf of the promoter.

1. The promoter on 27.11.2024, has applied for continuation of registration of project "13 plots of 300 sq. mtr. each & 216 units part of Group Housing including EWS Units for the period upto 31.01.2026" under Section 7(3) of Real Estate (Regulation and Development) Act, 2016 on prescribed proforma Rep-V Form. The applicant promoter has submitted ₹2,40,000/- as extension fee, which is in order.

2. License No. 186 of 2008 dated 29.10.2008 valid upto 28.10.2013 has been granted by DTCP on land measuring 16.156 acres which is renewed upto 28.10.2025, the promoter should submit copy of renewal of license.

3. The promoter has submitted the following:

- i. CA Certificate dated 26.11.2024, states that % of service/development work completed is 92.28% and % of infrastructure work completed is 25.58%. Balance cost of construction work to be incurred is 6325.4 lacs.
- ii. Engineer certificate states that 71.67% of the construction work has been completed as on 25.11.2024.



4. Explanatory note: *that they have received OC of plot no. 854-857, 862- 865 (8plots) from DTP Panchkula (however no certificate is annexed), Five plots on which floors to be constructed are due for grant of OC. Due to restrictions/ban on construction activities by Hon'ble High Court, the development of the project got hold for around 2 years.*
5. The Authority granted second extension upto 31.01.2025 with the condition that the construction on the group housing component (of 216 units) could only start after getting the validation of environmental clearance and after vacation of stay by the Hon'ble High Court.
6. The application is for continuation of registration upto 31.01.2026, however, the license is valid upto 28.10.2025 (as stated by the promoter). Late fee as per resolution dated 07.08.2024 is Rs.60,000/- (25% of extension fee).
7. On 29.01.2025, Sh. Jyoti Sidana, AR stated that registration had been granted by Authority of group housing component also (216 units). He further submitted that stay has been vacated by Hon'ble Punjab & Haryana High Court. They will be filing detailed reply shortly. Promoter should also deposit late fee of Rs.60,000/- as per resolution of Authority dated 07.08.2024 along with the reply.
8. Vide reply dated 06.02.2025, the promoter has stated that Hon'ble RERA has already conducted an audit for this project and the financial year has not changed from last audit report. That no third-party rights till date have been created in the Group Housing Colony. That Environment clearance has been granted by SEIAA, Haryana vide EC identification no. EC24C3801HR589085IN dated 13.11.2024 (enclosed copy). The stay order has been vacated by Hon'ble High Court vide order dated 30.01.2025 (copy enclosed). They will start the construction of Group Housing flats and it will take 2-3 years for its completion.
9. Today, Sh. Jyoti Sidana informed that they have deposited the late penalty of Rs. 60,000/- (reference no. RERA-PKLP1741682190 dated 11.03.2025). Vide reply dated 11.03.2025, the promoter has also submitted copies of OCs of plot no. 854-857 and 862-865.
10. After consideration, Authority decides that registration certificate shall remain in force under Section 7(3) of the RERD, Act 2016 for third year, i.e., upto **31.01.2026**.
11. Disposed of.



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 (Monika)

