



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 26.03.2025.

Item No. 282.09

Extension of Registration U/s-6 of RERA Act, 2016.

Promoter: Keerat Developers & Promoters.

Project: "Keerat Homes", an affordable residential plotted colony under DDJAY-2016 on land measuring 5.175 acres in Sector-15, Fatehabad.

Reg. No.: HRERA-PKL-RWR-305-2022 dated 01.06.2022 valid upto 31.03.2023.

Temp ID: RERA -PKL-1023-2022

Present: Adv. Tarun Ranga on behalf of promoter.

1. Vide letter dated 17.11.2023, the promoter had submitted an application for continuation of registration of project under FORM 'REP-V'. The Promoter has paid Rs. 60,000/- as extension fee. The fee is in order. The promoter has requested to extend registration for the next 2 years. It is pertinent to mention that the promoter has requested to extend the registration for the next 2 years but extension fee is paid for one year.

2. The Authority in its meeting held on 21.11.2023 decided that the promoter should submit the following:

- i. Upto date QPRs.
- ii. Approved copies of demarcation plan, zoning plan and service plan/estimates.
- iii. Approved standard design of commercial site.

3. The Authorised Signatory, Sh. Nishant Nagpal, vide reply dated 19.01.2024 had submitted the following:



- i. They have completed the laying of internal services such as roads, water, sewerage, storm and electrification etc.
- ii. Copy of License No. 12 of 2022 dated 15.02.2022 valid upto 09.02.2027.
- iii. Copy of Registration Certificate dated 01.06.2022 valid upto 31.03.2023.
- iv. Request to consider their application for grant of extension of one year as of now. They shall submit the application for second extension after lapse of first extension.
- v. They are unable to login for filing QPR. They are requesting to provide Login-ID and Password.
- vi. Copy of Demarcation-Zoning Plan. (Zoning Plan along with its approval letter dated 20.07.22 submitted)
- vii. Service Plan estimates are not approved yet.
- viii. Standard Design of commercial site have not been approved till now. No unit has been booked/sold from commercial area till date.

4. The Authority vide its order dated 07.02.2024 decided as under:

- i. Further sale in the project is banned.
- ii. Up to date QPRs be uploaded on web portal of the Authority.
- iii. Approved Demarcation Plan, service plan estimates and approved standard designs of commercial site be submitted.
- iv. Resolution Plan for completion of project be submitted.

5. On 10.04.2024, as no reply was received from the Promoter. The Authority decided to adjourn the matter to 29.05.2024. However, vide office orders dated 23.05.2024, the matter listed for 29.05.2024 were adjourned to 12.06.2024. No reply was received from the Promoter till date.

6. On 12.06.2024, as no reply was received, Authority decided to grant last opportunity to promoter to submit reply one week before next date of hearing otherwise, penal proceedings will be initiated as per provisions of RERA Act, 2016.

7. On 04.09.2024, Mr. Nishant Nagpal submitted that both the accounts of the firm in Axis Bank and HDFC Bank have been frozen by Hon'ble Court as a civil suit has been filed by Mr. Charan Dass, Partner. In all 39 plots have been sold. Mr. Charan Dass, Partner stated that extension case has been filed before the Authority and the same is signed by one partner only whereas it should have been signed by all the partners.

8. On 04.09.2024 vide item no. 264.19, Authority observes that promoter has not complied with the orders of the Authority dated 07.02. 2024. After consideration, Authority decided as under:

- i. Further sale in the project shall remain banned.



- ii. Complete details of 39 plots sold be submitted such as date, name, address, amount collected, etc.
- iii. Balance in accounts of Axis Bank and IIDFC Bank.
- iv. Present account being operated and balance therein.
- v. Total amount collected from the date of registration till date.
- vi. Affidavit from Firm and from Individual partners regarding bank account in operation.
- vii. Details of unsecured loan taken from bank.
- viii. Audit of the firm be got done from a CA empanelled firm. Auditors fee which will be intimated separately shall be paid by the promoter and shall have to be deposited with Authority within next 10 days. (Vide letter dated 23.10.2024, M/s Baldev Kumar & Co. has been appointed to conduct audit of the Project)

9. Vide Reply dated 03.09.2024, promoter (one of the Partner- Nishant Nagpal) submitted the following:

- i. Promoter is unable to login for filing QPR and request to provide User ID/Password.
- ii. Copy of Demarcation-Zoning Plan attached. Service Plan Estimates and Standard Design of commercial sites are not approved yet and will be submitted as and when approved.
- iii. Promoter have completed approx. 75% works at site which can be verified from the photographs submitted. Further, promoter endeavour to complete the remaining work till June 2025.

10. On 13.11.2024, Authority decided that promoter should submit/deposit following documents:

- i. Login ID and Password has already been sent on 10.06.2024 (4:21 PM). Still QPRs have not filed.
- ii. Promoter has not submitted C.A, Engineer and Architect Certificate verifying the progress of the project.
- iii. Resolution Plan for completion of project has not been submitted.
- iv. Demarcation Plan has not been submitted.
- v. No reply has been submitted to the observations of the Authority dated 04.09.2024.
- vi. As per resolution dated 07.08.2024 (Item No. 261.34), the promoter is liable to pay late fee and penalty amounting to Rs. 1,62,000/-.

11. If compliance is not made before the next date of hearing, penal action will be initiated as per provisions of RERA Act, 2016. Ban on sale will continue.



12. On 15.01.2025, Ld. Counsel submitted that matter has amicably been resolved among the partners. Hence, sought 45 days time to complete the formalities. Reply has been filed on 14.01.2025 in the registry. Vide reply dated 14.01.2025, the promoter had submitted an application for Adjournment of the matter along with Affidavit by the partners and Power of Attorney of the advocate.

13. However, no reply has been submitted by the promoter relating to the compliance of the orders of the Authority dated 13.11.2024. Also, the Audit report is still awaited.

14. Adv. Tarun Ranga appearing on behalf of the promoter requested for a short date to submit reply to the observations made on 13.11.2024.

15. Since the promoter is not complying with the directions of the Authority, therefore the application filed by the promoter is hereby returned with a liberty to file a fresh application for continuation of registration under Section 7 (3) of the Act. Also, the promoter should deposit the cost and penalty already imposed before applying afresh under Section 7 (3) of the Act. Ban on sale shall continue.

16. Disposed of.



True copy


Executive Director,
HIRERA, Panchkula

A copy of the above is forwarded to CTP, HIRERA Panchkula, for information and taking further action in the matter.

LA (Dhpuw)
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25/04/25