



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 02.04.2025.

Item No. 283.09

Extension of registration U/s 6 and continuation of registration U/s 7(3) of RERA Act.

Promoter: Adore Realtech Pvt. Ltd.

Project: "Happy Homes Exclusive" – An Affordable Group Housing Colony on land measuring 4.125 acres situated in Village Bhudhena, Sector 86, Faridabad, Haryana.

Reg. No.: 209 of 2017 dated 15.09.2017 valid upto 14.09.2021.

Temp ID: RERA-PKL-609-2019.

Present: Adv. Tanya, learned counsel for the Promoter

1. M/s Adore Realtech Pvt. Ltd. vide letter dated 12.04.2024 has requested for extension of real estate project "Happy Homes Exclusive". License no. 29 of 2016 dated 27.12.2016 has been renewed upto 26.12.2024. The promoter has filed QPRs upto 31.12.2024.

2. The matter was considered by the Authority on 03.07.2024 wherein following was observed:

"11. After consideration, the Authority decided that the Promoter should submit a proper CA, Architect and Engineer Certificate. FAR of Commercial area be also intimated so that proper fee could be determined. After that request of Promoter will be considered"

3. The matter was considered by the Authority in its meeting held on 20.11.2024 wherein following was observed:

"8. Authority observes that promoter has not complied with the orders of Authority dated 03.07.2024 despite granting last opportunity. Hence, Authority decided that promoter be issued show cause notice under Section -35 read with Section -63 of RERA Act, 2016 for not complying with the orders of Authority. Fee cannot be computed without FAR of commercial area.

9. Adjourned to 22.01.2025."



4. In compliance of above order, show- cause notice dated 24.12.2024 was issued to the promoter.
5. The promoter vide reply dated 26.11.2024 has submitted CA certificate which depicts that % of works completed is 100%. Amount received from the allottees till 31.10.2024 is ₹122.12 cr. The promoter has also submitted an Engineer and Architect Certificate which depicts that the project is 100% complete. The promoter has also intimated the FAR of the commercial area.
6. Request has been made to grant extension for three years, i.e., upto 14.06.2025 (including nine months COVID period).
7. On 22.01.2025, *Authorised Representative Sh. Jyoti Sidana submitted that Occupation has been applied as 100% work is complete. Authority decided that promoter should submit the following:*
- i. *Promoter should deposit a deficit extension fee of Rs. 10,88,844/- for three years.*
 - ii. *Late fee amounting to Rs. 10,09,962/- and penalty of Rs. 15,65,438/- be deposited as per resolution of Authority dated 07.08.2024.*
 - iii. *Status of renewal of license be submitted.*
 - iv. *Copy of approved service plans and estimates.*
 - v. *Audit of project be conducted from an empanelled CA firm and a public notice be issued in newspapers inviting objection from general public.*
 - vi. *Audit fee of Rs. 41,300/- and public notice fee of Rs. 10,000/- be deposited by Promoter.*
8. In view of above, vide letter dated 21.03.2025, S.P Chopra & Co. has been appointed to conduct audit of the project. Notice in two newspapers namely Indian Express and Dainik Bhaskar has been published on 22.03.2025. No reply has been received from the Promoter till date regarding the observations conveyed by the Authority on 22.01.2025. No objections regarding public notice have been received till date.
9. Learned Counsel, Ms. Tanya informed that a representation against Late fee, Penalty and appointment of auditor has been submitted in the Authority on 25.03.2025. The decision of conducting an audit is without any reason as OC for the colony has already been granted. Counsel granted informed that all required accounting details have been duly provided, verified by Chartered Accountant. Therefore, the appointment of the auditor needs to be recalled as Occupation Certificate of the Project has been granted on 11.08.2023. Learned Counsel also submitted that Promoter had applied for extension in 2021 and hence, imposition of penalty and late fee is unjustified.



(72)

10. After consideration, the Authority decides that since Occupation certificate of the Project has been obtained, the appointment of auditor be withdrawn. Auditor be informed accordingly. The office is directed to examine reply dated 25.03.2025 and put it up on the next date of hearing.

11. Adjourned to 09.07.2025.



True copy


Executive Director,
HPRERA, Panchkula

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

(A. Kapur)

Kat