



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, hrerapl-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 05.03.2025.

Item No. 280.30

Extension of registration under Section 6 of the RERA Act, 2016.

Promoter: Best Deal Housing & Construction Pvt. Ltd.

Project: "Gulmohar City (Phase-3)" – residential plotted colony on land measuring 31.038 Acres situated in the revenue estate of Village Shergarh and Patti Gadar, Sector-29, Kaithal.

Reg. No.: HRERA-PKL-KTL-51-2018 dated 03-10-2018 valid upto 31-03-2021 (If covid extension of 9 months granted then valid upto 31.12.2021).

1. The Authority had registered a residential plotted colony namely "Gulmohar City (Phase-3)". Now, vide letter dated 03.12.2024, the promoter has applied for extension on Rep-V form. The promoter has submitted the following documents and information namely: -

- a. Extension fee of Rs. 3,00,000/- submitted which is deficit by Rs. 50,000/- if applied for 1 year.
- b. Authenticated Plan of the project showing the stage of development/ construction works undertaken till date.
- c. As per Architect certificate dated 26.11.2024, percentage of development/construction works completed is 84.75%.
- d. CA certificate Submitted showing total estimated cost of the project as 4021.00 lakhs and total expenditure incurred till 20th November 2024 as 2258.74 Lakhs and remaining expenditure as 1762.26 Lakhs.
- e. As per Engineer certificate dated 26.11.2024, percentage of development/construction works completed is 84.75%.

2. The Promoter has not submitted the copy of the Licence/Renewal status of Licence, Resolution Plans and Photographs of the Site. The Promoter has also not mentioned till what period the extension has been applied for.



3. On 08.01.2025, vide item no. 274.29, Authority observed that registration was valid up to 31.03.2021, whereas the promoter has applied for extension on 03.12.2024.

4. After consideration, Authority decided that promoter should submit following information/ documents: -

- i. Promoter should submit a copy of renewal of license.
- ii. Photographs of project.
- iii. The license for the complete project is for 77.699 acres. However, the promoter has registered the project in 2 phases in the Authority with areas measuring 3.730 acres and 31.038 acres. The promoter needs to explain the status of remaining area of the project.
- iv. Late fee & Penalty as per resolution dated 07.08.2024 works out to Rs.16,10,000/- be deposited.
- v. Deficit fee of Rs. 50,000/-.

5. In the orders dated 08.01.2025, the late fee has been reflected incorrectly as Rs. 16,10,000/-. However, the actual late fee and penalty works out to Rs.17,58,551/- and extension fee is deficit by Rs. 15,000/-. No reply has been submitted yet by the promoter.

6. Since no reply has been submitted by the promoter and the copy of renewal of license has not been submitted, Authority decides to return the present application for continuation of registration with liberty to file afresh. The promoter should also clarify that how 84.75% works have been executed by spending 56% of the total estimated cost. The fee already deposited will be adjusted after deduction of 5% processing charges.

7. 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 (Dheev)

