



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 05.03.2025.

Item No. 280.45

Extension of registration for the first year U/s-6 and continuation of registration U/s-7(3) of RERA Act, 2016.

Promoter: Akashganga Township Pvt. Ltd.

Project: Residential Plotted Colony on land measuring 31.193 acres falling in the revenue estate of Village Ratia, Sector- 6, Fatchabad.

Reg. No.: HRERA-PKL-FTB-192-2020 dated 05.03.2020 valid upto 31.10.2020.

Temp ID: 688 of 2019.

1. The promoter vide letter dated 31.05.2023 applied for extension for first year U/s-6 and continuation of registration u/S-7(3) of RERA Act, 2016. If considered by the Authority along with covid period of 9 months, the registration was valid upto 31.07.2023. However, vide letter dated 14.03.2024, the promoter has paid extension fee of Rs. 3,51,679/- for the third year as directed by the Authority on 24.01.2024 and has also paid Rs. 3,51,679/- for the fourth year as well. Now, the fee paid for first extension and continuation of registration for the second year, third year and fourth year is in order. If considered by the Authority along with covid period of 9 months, the registration would be valid upto 31.07.2025. QPRs have been filed upto 30.06.2024.

2. On 11.09.23, M/s S.P Chopra & Co. were appointed to conduct audit and public notice was issued in newspapers on 26.08.23). In regard to the notice published on 26.08.2023, objections have been raised by Sh. Rajinder Singh Chahal which were placed before the Authority on 30.10.2023 and a copy of objections was sent to the promoter vide letter dated 29.11.2023. Reply to the objections was filed by the Promoter which was placed before the Authority on 24.01.2024 which was found to be in order. An Audit report by S.P.



Chopra & Co. dated 07.02.2024 was received in the Authority on 13.02.2024. On 03.04.2024 vide Item No. 248.09, the Authority after examining the audit report observed "promoter is not maintaining separate RERA account and certificates from an Engineer, Architect and a Chartered Accountant that withdrawal of amount is in proportion to percentage of completion of project are not being maintained..." Vide reply dated 05.08.2024, the promoter submitted a detailed para wise reply to the Audit Report which was placed before the Authority on 28.08.2024, the reply of the Promoter to the observations of the Auditor was found to be in order.

3. As per Resolution Plan 100% works has been done. The application for extensions upto 31.07.2025 is pending before the Authority as the Licenses have not been renewed. (Application for renewal of License No. 224 of 2007 dated 19.09.2007 valid upto 18.09.2019 submitted to office of DTCP Haryana vide dated 19.05.2023. Further, the additional License No. 19 of 2016 dated 11.11.2016 is valid upto 10.11.2021 also applied for renewal to the office of DTCP vide dated 24.05.2023.)

4. On 06.11.2024, Authorized representative stated that licenses have not been renewed. They have applied to DTCP for renewal of license.

5. On 06.11.2024, after consideration, Authority decided that extensions will be considered on renewal of licenses. Till then further sale in the project is banned. Project Section may examine the matter of late fee/penalty as per Resolution dated 07.08.2024.

6. As per resolution dated 07.08.2024, the promoter should deposit Rs. 7,03,358 as late fee and Rs. 7,73,693/- as penalty regarding First and Second Extension applied on 31.05.2023) and Rs. 7,03,358 as late fee and Rs. 2,81,336/- as penalty regarding Third and Fourth Extension applied on 14.03.2024. Also, penalty of Rs. 5 lacs u/S-60,61 and 63 of RERA Act,2016 was imposed on 31.01.2024 which has been deposited by the Promoter on 05.08.2024.

7. On 08.01.2025, Ld. Counsel submitted that licenses have not yet been renewed by DTCP. After consideration, Authority decided that promoter should deposit late fee and penalty as detailed above as per resolution dated 07.08.2024 and submit status of renewal of licenses before the next date of hearing. Ban on sale to continue.



8. Today, the Authority observes that no reply has been received till date. Status of renewal of license has not been informed. Late fee and Penalty as per resolution dated 07.08.2024 has not been deposited by the Promoter .

In view of above, the Authority decides to return the present application for extension under Section-6 and continuation of registration under Section-7(3) of RERA Act,2016 with a liberty to file afresh. The extension fee already deposited will be adjusted after deduction of 5% processing charges. The promoter is directed not to advertise, market and sell any unsold inventory in the project.

9. 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 (Dheerav)
C. K. K.