



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 28.08.2024.

Item No. 263.30

Extension of registration of project under Section-6 of RERA Act, 2016.

Promoter: M/s Ultratech Township Development Pvt. Ltd.

Project: Affordable Group Housing Colony on land measuring 6.356 acres situated in Village Budda Khera & Phoosgarh, Sector 32, Karnal, Haryana.

Reg. No.: HRERA-PKL-248-2017 dated 26.09.2017 valid upto 31.07.2022.

Present: Mr. Madhu Pawar, Authorized Representative.

1. The applicant, i.e., 'M/s Ultratech Township Development Private Limited' has applied for first extension under Section 6 of RERA Act, 2016, of registration of their project "New World Residency" an Affordable Group Housing Colony on land measuring 6.356 acres situated in Sector 32, Karnal
2. The promoter had applied for extension on 26.09.2023 and listed for first time on 09.10. 2023. License No. 46 of 2011 dated 23.05.2011 has been granted by DTCP on land measuring 6.356 acres which is renewed upto 22.05.2024.
3. The promoter has applied on prescribed proforma Rep-V Form. The applicant promoter has submitted ₹2,63,000/- as extension fee. The promoter has not submitted CA Certificate, Engineer Certificate, Architect Certificate and Photographs showing the present position at site.
4. Occupation certificate for towers T2, T3, T4 and T7 having an FAR of 19042.686 sq. mtrs was granted by the department on 17.07.2018 having 132 units.



5. Revised building plans of (blocks T1, T5, T6, T9 and T10, basement community, shopping and EWS) have been approved by the Department on 17.01.2023 (no plans enclosed).
6. The promoter has informed that no allotment/bookings have been done for the said towers and the remaining towers will be completed by 16.01. 2028. The estimated cost of construction of new towers have been indicated as 64.54 crores (including external development cost). The Promoter has undertaken to develop all the remaining towers in a time bound manner within 60 months from date of extension.
7. Authority on 09.10.2023 observed that building plans of the project have been revised by the promoter. After consideration, Authority decided as under:
- Detailed sale position of the remaining blocks be submitted.*
 - Whether 2/3rd consent of the allottees have been taken or not as required under RERA Act, 2016.*
 - Further sale of the project is prohibited.*
 - New A to H proforma is required to be submitted.*
 - Fee deposited by promoter will be rechecked by project section.*
- After submission of the above information, extension case will be considered.*
8. On 11.12.2023, no reply received from the applicant/promoter so the matter was adjourned to 05.02.2024.
9. The promoter vide reply dated 25.01.2023 has submitted the following:
- The promoter states that tower wise details of new flats booked in the upcoming Phase II are submitted as Annexure A-1/1, however the same is not submitted;
 - The promoter states that they acquired approval from all the allottees, however the same are not enclosed;
 - The promoter undertakes to not sell any further units till the extension of the registration;
 - The promoter has submitted A to H form by generating new Temp ID. New temp ID 1413-2024 which is to be connected with RC no. 248 of 2017.
- On perusal of record, it is found that the:
- New Director is reflecting in the new A to H,
 - Authorized signatory has been changed,
 - Building plan has been revised on 17.01.2023 (For block T1, T5, T6, T9 and T10, basement community, shopping and EWS), however copy has not been enclosed,
 - Balance sheet of last three years have been submitted.



e. For calculating deficit fees, building plans are needed, however the same have not been provided.

10. Authority on 21.02.2024 observed that promoter has submitted incomplete information. Authority decided to impose a cost of Rs. 50,000/- on the promoter. Besides figures in REP-I (Part C) relating to project details and land utilization are not in order. Additional information given in C/X and C/Xi are not in order. REP-I (Part -E and Part-G) not correctly filled. REP-I (PART-H) specifications not correctly filled. Promoter has stated that all the remaining towers will be developed in a time bound manner within 60 months from the date of extension. Authority observes that there is no provision in RERD Act, 2016 to grant extension of 60 months.

Authority decided that promoter be issued show cause notice under Section-35 r/w Section-61 of RERD Act, 2016 as to why penalty may not be imposed for not completing the project.

11. Show Cause under Section 35 r/w Sec-61 of RERD Act, 2016 dated 01.04.2024 has been sent to the the Promoter via email on 04.02.2024 and also dispatched on 02.04.2024.

12. The Authority in its meeting held on 05.06.2024 decided to grant one last opportunity to promoter to submit the reply two weeks before the next date of hearing otherwise penal proceedings will be initiated as per provisions of RERA Act, 2016. Adjourned to 28.08.2024.

13. Authority observed that –

- i. The Promoter has applied for extension of registration in the name of “New World Residency” and in new A-H , the name of the project is mentioned as “The Royal Residency”.
- ii. Suo-Motu Complaint No. 1760 of 2022 which relates to non-uploading of QPRs is also pending before the Authority in which penalty of Rs. 5 Lacs has been imposed against the promoter vide its order dated 18.12. 2023. The penalty has not been deposited yet.
- iii. The Authority vide its order dated 21.02.2024 has also imposed penalty of Rs. 50,000/- which has also not been deposited by the Promoter.
- iv. Show Cause dated 01.04.2024 for not completing the project also issued to the Promoter. No reply to the show cause notice has been received.



- v. License No. 46 of 2011 dated 23.05.2011 has been granted by DTCP on land measuring 6.356 acres which is renewed upto 22.05.2024. The License is not valid as on date.
- vi. Detailed sale position of the remaining blocks was required to be submitted vide orders of the Authority dated 09.10.2023. No information as to this has been provided.
- vii. Whether 2/3rd consent of the allottees have been taken or not as required under RERA Act, 2016. No such consent of allottees submitted.
- viii. Revised building plans of (blocks T1, T5, T6, T9 and T10, basement community, shopping and EWS) have been approved by the Department on 17.01.2023 (No such plans enclosed).
14. No reply received from the promoter. Authorized Representative of the company requested for a short adjournment of company with the orders of Authority. Promoter is directed to file detailed reply in next two weeks failing which Authority will be constrained to initiate penal proceedings as per provisions of RERA Act, 2016.
15. Authority adjourned the matter to 09.10.2024.



True copy

[Signature]

Executive Director,
HRERA, Panchkula

17/9/24

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

LA (Kakul)