



**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 23.04.2025.**

**Item No. 285.29**

**Submission of A-H Form and Extension of registration u/S 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.**

1. Vide letter dated 26.09.2023, the Promoter has applied for first extension under Section 6 of RERA Act, 2016 on prescribed proforma Rep-V Form of project namely "New World Residency". The Promoter has deposited ₹2,63,000/- as extension fee.

2. The Promoter has stated the following in its application:

i. At the time of registration, 6 Towers (Tower 1 to Tower 6), 1 EWS (G+1 and G+3) – Tower 7) and common facility (Tower 8) with a scope of future expansion of 2 more Towers ( Tower 9& 10)

ii. Tower wise details and their completion status is as follows:

T1 ( No. of Flats – 32), T5 ( No. of Flats – 60), T6 (No. of Flats – 58), T9 ( No. of Flats – 15), T10 ( No. of Flats- 15) – Construction not yet started

T2 ( No. of Flats – 36), T3(No. of flats – 36), T4 ( No. of Flats – 40) – Construction Completed



- iii. Occupation certificate for towers T2, T3, T4, T7 (EWS) and LT Panel Room (having an FAR of 19042.68 sqm.) was granted by the department on 17.07.2018 having 132 units.
  - iv. The developer decided to amend the internal layout of remaining towers to accommodate 2 BHK options (initially 3 BHK Model was planned) 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).
  - v. During the course of executing the new demands and ongoing excavation work, the development and construction of project was seriously affected by Covid-19 due to which there was acute shortage of manpower, materials etc which caused inordinate delay in completion of the Project.
  - vi. As per new layout plan and development model, the estimated cost of construction of remaining towers ( T1, T5, T6, T7 (EWS), T9 and T10 and Basement is Rs. 64.54 Cr.
  - vii. Promoter undertakes to develop remaining towers within 60 months from date of extension.
3. The Promoter has not submitted CA Certificate, Engineer Certificate, Architect Certificate and Photographs of the Project.
4. The Authority had registered the above project having 7 residential units with a proposed FAR of 36,467.93 Sqm, a community building and a small shopping area having FAR of 115.33 Sqm. The project is comprised of 228 main dwelling and 52 EWS units. The total cost of construction at that time was 68.97 Cr. 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 Cr (including external development cost). At the time of registration, fee was deficit by Rs. 48,662/-, the extension fee is surplus by Rs. 1,25,669/- (if old plans are considered). However, fee will have to be recalculated after submission of revised plans.
5. On 09.10.2023, Authority decided as under:
- i. Detailed sale position of remaining blocks be submitted.
  - ii. Whether 2/3<sup>rd</sup> consent of the allottees have been taken or not as required under RERA Act, 2016.
  - iii. Further sale of the project is prohibited.
  - iv. A-H proforma is required to be submitted.
  - v. Fee deposited by promoter will be rechecked by the Project Section.





6. On 11.12.2023, no reply received from the Promoter, no No revised plans were received, *Authority directed the promoter to submit reply. After that request of promoter will be considered.*

7. The Promoter vide letter dated 25.01.2023 has submitted its reply regarding the above directions.

8. On 21.02.2024, *Authority observes that the promoter has provided incomplete information. Authority decided to impose cost of ₹ 50,000/-.*

*Besides figures in Rep-1 ( Part C) relating to project details and land utilization is not in order.*

*Additional information in C/x and C/xi are not in order.*

*Rep-I ( Part E and Part G) are not correctly filled.*

*Rep-1 ( Part H) – Specifications are not correctly filled.*

*Authority observes that there is no provision in RERA Act, 2016 to grant extension of 60 months. Authority decided that promoter be issued show cause notice under-35 read with Section-61 of RERA Act, 2016 as to why penalty may not be imposed for not completing the project.*

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

10. On 10.04.2024, as no reply was received and nobody was present, last opportunity was granted to submit reply failing which show cause notice under Section-35 r/w Section-63 will be issued.

11. On 05.06.2024, as no reply received from the Promoter, Authority decided to grant last opportunity to promoter to submit its reply in two weeks before the next date of hearing otherwise penal proceedings will be initiated as per RERA Act, 2016.

12. On 28.08.2024, the 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 2/3<sup>rd</sup> 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).

On 28.08.2024, Authorised Representative of the Company requested for short adjournment. Promoter was directed to file detailed reply in next two weeks failing which Authority will be constrained to initiate penal proceeding as per RERA Act, 2016.

13. On 09.10.2024, Authority decided as under:

- i. Promoter be issued show cause notice under Section-35 r/w Section 61 and 63 as two more extension have become due and have not complied with orders of the Authority.
- ii. Audit of Project be got conducted. Promoter should deposit Rs. 35,000/- and Rs. 10,000/- as auditor fee and public notice fee.
- iii. Public notice be given in two newspapers for inviting objections from general public.
- iv. Promoter should deposit late fee/penalty as per resolution dated 07.08.2024.

14. In view of above, Show Cause Notice dated 25.11.2024 under Section-35 r/w Section 61 and 63 was issued to the Promoter. Also, vide letter dated 09.12.2024, M/s S.P Chopra & Co. were appointed to conduct audit of the project. Notices in newspapers (Indian Express and Dainik Bhaskar) was published on 27.11.2024 for inviting objections for grant of extension.

15. On 17.02.2025, the Promoter submitted the following:

- i. The initial registration was applied with name "New World Residency" but due to non-availability of Trade mark, the project was trademarked under the name "The Royal Residency".
- ii. Deposited penalty of ₹ 5 Lacs imposed in Suo- Motu Complaint 1760 of 2022.





- iii. Penalty of ₹ 50,000/- imposed on 21.02.2024 deposited under protest.
- iv. Reply to show cause notice dated 01.04.2024 (Section-35 r/w Section 61) for non-completion of project already explained in extension application.
- v. License No. 46 of 2011 dated 23.05.2011 renewed upto 22.05.2029.
- vi. Detailed A-H Form already submitted with the Authority.
- vii. Detailed Sale Position of remaining blocks:
  - Total Flats (Tower T1, T5 and T6) – 110
  - Sold Flats – 10
  - Unsold Flats -100
- viii. 2/3<sup>rd</sup> consent of 72 allottees.

16. Vide letter dated 27.03.2025, Promoter has submitted corrected A-H Form. Vide letter dated 09.04.2025, submitted CA Certificate that there has been no default in the repayment of debt liabilities during the last five years.

17. Vide letter dated 09.04.2025, M/s S.P Chopra & Co. submitted audit report of the project along with a bill of ₹ 41,300/- (sent via email on 17.04.2025) and stated the following:

- i. Project was registered with HRERA from 26.09.2017, separate RERA Account was required to be maintained. The Company has informed that the Company is having only one project and all its bank accounts were/are used only for the said project, separate RERA bank account was not considered necessary. The Company has opened an IDW account with Punjab National Bank since 2022-2023 and subsequent collections are received in the said account only. The collections pertaining to the Project were found to be deposited and recorded in books of accounts.
- ii. Detail of collections and receipts made were verified with the receipts and deposits in the bank and the same were duly found to be recorded in records/ accounts of the Company. The Company so far has received advance of Rs. 341 Lakhs against booking of flats. Rs. 105 Lakhs are lying in bank account as at 31.03.2024. and the balance amount has been utilized for making advance payments to vendors etc.
- iii. The provisions of Section-4(2)(I)(D) of RERA Act,2016 were generally found to be followed.
- iv. Site Visit:
  - Construction of Towers-2, 3 and 4 already completed and possession have been given to 109 out of 112 flats sold till 31.03.2024.
  - Construction of five Towers (T1, T5, T6, T9 and T10) has not yet commenced, whereas EWS flats are partially constructed. Community hall is partially constructed and is yet not operational.
- v. As on 31.03.2024, there are 112 flats, out of which 109 have been sold and possession have been given and balance 3 flats are lying unsold.




18. Since, the Promoter has submitted corrected A-H Form which is to be linked with HRERA-PKL-248-2017 dated 26.09.2017 valid upto 31.07.2022.

19. As the Promoter has applied for extension under Section-6 of the RERA Act, 2016 for 60 months, on 21.02.2024, the Authority had observed that there is no provision in RERA Act, 2016 to grant extension of 60 months. If Covid extension of 9 months is considered and Extension U/s- 6 is granted, the registration would be valid upto 30.04.2024. However, upon examination of application U/s-6, replies submitted by the Promoter and Auditor report following is to be submitted by the Promoter:

- i. Revised Building Plans, (so that extension fee, late fee and penalty as per resolution dated 07.08.2025 and 29.01.2025 can be calculated)
  - ii. C.A, Engineer and Architect Certificate.
  - iii. Photographs of the Project.
  - iv. Reply to show cause notices dated 01.04.2024 and 25.11.2024
  - v. Auditor fee of Rs. 41,300/- and Public Notice fee of Rs. 10,000/-.
  - vi. Promoter should apply for extension under Section-7(3).
  - vii. Details of designated RERA Account (70%), Collection Account (100%) and Free Account (30%).
  - viii. Resolution plan for completing the project.
20. Adjourned to 28.05.2025.



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 (Dhruv)  
