



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 23.04.2025.**

**Item No. 285.18**

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

**Promoter:** M/s Ritwiz Builders & Developers Pvt. Ltd. and M/s URR Housing and Construction Pvt. Ltd.

**Project:** “Vipul Plaza” – A Commercial Project having an FAR of 16936.613 sq.mtrs on land measuring 3.20 acres situated at Village Bhatola, Sector 81, Faridabad, Haryana.

**Reg. No.:** HRERA-PKL-FBD-49-2018 dated 25.09.2018 valid upto 31.07.2019.

**Temp ID:** RERA-PKL-502-2019.

1. M/s Ritwiz Builders & Developers Pvt. Ltd. and M/s URR Housing and Construction Pvt. Ltd. vide letter dated 09.04.2024 has requested for extension of captioned project. The promoter has obtained Occupation Certificate for the project on 29.11.2019.

2. The matter was considered by the Authority in its meeting held on 14.08.2024 wherein following was observed:

“7. Authority observes that extension is to be obtained till grant of completion certificate. Hence, the Authority decided that promoter should apply for further extensions also. Promoter should also submit Architect, Engineer and CA Certificates as well as photographs of the project. Fee deposited is deficit by ₹1,26,890/- which may be deposited before the next date of hearing.

3. The matter was last considered by the Authority in its meeting held on 11.12.2024 wherein following was observed:

“9. The promoter has not complied with the orders dated 14.08.2024, however vide reply dated 11.11.2024 deficit extension fee of ₹1,26,890/- has been deposited by the promoter. The promoter has filed QPRs upto 30.09.2024.”




4. The promoter vide reply dated 18.12.2024 has applied for further extension of the project for five years i.e. upto July 2025 along with fee of ₹14,81,954/-.
5. Photographs of the project have not been submitted.
6. On 05.02.2025, the Authority decided that the promoter should deposit late fee and penalty as per resolution dated 07.08.2024. Since, license was valid upto 30.11.2019, copy of renewed license be submitted. After that the request of promoter will be considered.
7. The Authority observes that no reply has been received till date. Status of renewal of License no. 73 of 2009 dated 01.12.2009 valid upto 30.11.2019 has not been intimated by the Promoter. Promoter has not deposited late fee and penalty as per resolution dated 07.08.2024. A photograph of the project has also not been submitted.

In view of the above, the Authority decides to return the applications dated 09.04.2024 under Section-6 and under Section-7(3) dated 18.12.2024 of the RERA Act, 2016 with a liberty to file afresh. The extension fee paid by the Promoter will be adjusted after deduction of 5% processing charges. As the registration of the project is not valid as on date, the Promoter is also directed not to market, advertise and sell any unsold inventory in the project till extension is granted. The promoter will also be liable to pay late fee and penalty as per resolution dated 07.08.2024.

8. 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 (Kakul)

Kakul