



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 23.04.2025.

Item No. 285.19

Submission of A-H form.

Promoter: Adore Realtech Pvt. Ltd.

Project: An Affordable Group Housing Colony on land measuring 5 acres) situated in Sector 86, Faridabad.

Reg. No.: 151 of 2017 dated 28.08.2017 valid upto 27.08.2019.

1. Adore Realtech Pvt. Ltd. vide letter dated 11.03.2024 has submitted that in compliance of the orders of the Authority in suo - motu complaint no. 1790 of 2022, A-H form for the project bearing registration no. 151 of 2017 dated 28.08.2017 has been submitted vide temp ID- 1431 of 2024. Since, there was change in the cost of the project, promoter was directed to clarify the same.

2. The promoter vide reply dated 08.05.2024 has submitted that they have completed the construction of the said project and obtained OC on 07.09.2018. However, Authority vide its orders dated 14.08.2024 and 23.10.2024 had directed the promoter to apply for extension till completion certificate is received.

3. The promoter vide another letter dated has fresh A-H form for the project bearing temp ID 1557 of 2024 and requested to link the same with captioned project. The matter was last considered by the Authority in its meeting held on 11.12.2024 wherein following was observed:

"10. Authority observes that the other costs including EDC, taxes, levies etc has been increased from 8.32 crores to 34.82 crores and no justification for the same has been given by the promoter. So, he is directed to submit the same. Further, the date of



completion of project should be as per the information provided at the time of RERA registration."

4. No reply was filed by the promoter till 05.02.2025. Further, the promoter had not applied for extension of the project.

5. On 05.02.2025, Authority decided to adjourn the matter to 23.04.2025 with directions to comply with the orders of the Authority failing which Authority will be constrained to initiate penal proceedings as per provisions of RERA Act, Rules and Regulations.

6. The promoter vide letter dated 02.04.2025, has requested to merge Temp ID 1557-2024 with RERA Registration No. 151 of 2017 dated 28.08.2017 and requested to take on record corrected A-H Form, so that QPRs can be uploaded online. Further, the Promoter has informed that under the new filing vide Temp Id-1557-2024, certain errors were noted which were merely clerical and corrected copy Rep-I (A-H Form) of the Project has been enclosed.

Clarification of other costs, EDC, IDC, Taxes etc. – The increase in reported cost from Rs. 8.32 crores to Rs. 34.82 crores arise is due to categorization of cost in Form Rep-I (Part C – Point (iv)). Rs. 34.82 Cr mentioned is the total cost which included EDC and other Government fees of Rs. 8.32 Cr. Marketing, Selling, Office Maintenance, Finance, Interest, and other overhead expenses – Rs. 26.50 Cr.


Thus, the total of Rs. 34.82 crores are inclusive of all these components, and breakdown has been provided in the C.A. Certificate for reference.

7. On perusal of records, the Authority observed that Temp Id: 1557-2024 has already been merged online with RERA Registration No. 151 of 2017 dated 28.08.2017, which is also available on the website of the Authority. Promoter has filed QPRs upto 31.03.2025. Also, after merging Temp ID with the registration certificate, online corrections in A-H form cannot be made. The Authority decided to dispose of the matter.

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