



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

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, 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. 285.20**

**To merge Temp Id: 1557-2024 with RERA Registration No. 151 of 2017 dated 28.08.2017, Correction in A-H Form and Clarification of other costs, EDC, IDC etc.**

**Promoter: Adore Realtech Private Limited.**

**Project: "Happy Homes"- an affordable group Housing colony on land measuring 5 acres situated in Sector-86, Faridabad.**

**Reg. No.: HRERA-PKL-FBD-151-2017 dated 28.08.2017 valid upto 27.08.2019.**

**Temp ID: RERA-PKL-1557-2024.**

1. 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 as the same has not been linked due to which QPRs could not be filed online.
2. It has been informed that A-H was filed on 11.03.2024 as at the time of registration of the project, there was no filing of online form. Further, 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,
3. Clarification of other costs, EDC, IDC, Taxes etc – The increase in reported cost from ₹ 8.32 crores to ₹ 34.82 crores arise is due to categorization of cost in Form Rep-I (Part C – Point (iv) ). ₹ 34.82 Cr mentioned is the total cost which included EDC and other Government fees of ₹ 8.32 Cr. Marketing, Selling, Office Maintenance, Finance, Interest, and other overhead expenses – ₹ 26.50 Cr.



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

4. 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

5. 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.

UA (Kakul)

Kakul