



**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. 285.21**

**First Extension under Section-6 of RERA Act, 2016.**

**Promoter: Sudarshan Buildtech Private Limited.**

**Project: "Amrit Homes"- an affordable group Housing colony on land measuring 5.06 acres situated in Sector-88, Faridabad.**

**Reg. No.: HRERA-PKL-FBD-203-2020 dated 02.06.2020 valid upto 10.09.2024. Extension for a period of six months and 25 days as Force Majeure due to Covid-19 granted upto 04.04.2025.**

**Temp ID: RERA-PKL-822-2020.**

**Present: Sh. Jyoti Sidana for the Promoter.**

1. The promoter vide letter dated 03.04.2025 has sought extension of registration of the captioned project under Section- 6 of the RERA Act, 2016 upto 04.04.2026. Following have been submitted by the Promoter:

- i. Form REP-V along with photographs, Extension fee of Rs. 5,16,595/- which is in order.
- ii. Explanatory Note for Delay: Total 12 Towers had been registered. The Promoter has completed 59% of development works and project shall be completed within a period of one year. Construction- Civil Work is near completion stage and finishing, internal service works is under progress.

At the time of registration, the Company had contemplated and envisioned that the project will be completed within 3-4 years from the date of registration. Due to certain facts and circumstances beyond control of the Company, the project could not be



completed within stipulated time. However, 6 months of extension was granted due to Covid-19 lockdown. While construction works has also been restricted on all private developers in the Delhi NCR region due to NGT restrictions, and GRAP orders by CAQM updated as time to time due to air quality in the region, which also causes 2-3 months delay each year.

iii. Affidavit that the promoter has not sold any plot/unit after expiry of registration. The Promoter has not sold any plot/unit while the same was banned by the Authority.

iv. Online Extension form dated 03.04.2025 states the following:

License No. 116 of 2019 dated 12.09.2019 valid upto 11.09.2024 (Applied for renewal on 05.09.2024- which is under process)

Late fee as per Resolution dated 07.08.2024 – Rs. 3,87,446/- which is in order.

Percentage of works completed at the time of last extension – 59%

Percentage of Development Works as per Architect and Engineer Certificate – 59%

Percentage of Development Works as per C.A. Certificate – Rs. 54.23%

Whether OC/Part Completion/Completion Certificate granted – No

QPRs filed upto 31.12.2024

v. Environment Clearance Certificate dated 22.07.2021.

2. The Promoter has stated that the Project shall be completed within a period of one year.

3. Extension under Section-6 of the Act can only be granted in case of force majeure or without default on the part of the promoter. The Authority observed that the Promoter has already been granted extension for a period of six months and 25 days as Force Majeure due to Covid-19 which has been granted upto 04.04.2025. Only 59% development works have been executed in the last 5 years.

4. In view of the above facts, the Authority decided to return the application for extension under Section-6 of RERA Act, 2016 as the promoter has failed to satisfy either of the conditions mentioned under Section-6 of RERA Act, 2016. The Promoter is directed to apply for continuation of registration under Section-7(3) of the RERA Act, 2016. The extension fees paid by the Promoter will be adjusted after deduction of 5% processing charges.

5. The Authority also observes that the License No. 116 of 2019 is not valid as on date, the Promoter is directed to get it renewed. 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 further extension is granted.

6. 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.

IA (Kakul)

Kakul