



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 09.04.2025.

Item No. 284.19

Extension of registration under Section 6 of RERA Act, 2016 including COVID extension.

Promoter: Alesia Buildtech Pvt. Ltd.

Project: "Adore Samriddhi" – An Affordable Group Housing Colony on land measuring 6.331 acres situated in Village Riwazpur and Tikawali, Sector-89, Faridabad, Haryana.

Reg. No.: HRERA-PKL-FBD-68-2018 dated 22.11.2018 valid upto 31.12.2022.

Temp ID: RERA-PKL-343-2018.

1. M/s Alesia Buildtech Pvt. Ltd. vide letter dated 16.01.2024 has requested for extension of the captioned project. The matter was considered by the Authority in its meeting held on 09.10.2024 wherein following was observed:

- "7. The promoter has not filed any reply to the above-mentioned observations. It is pertinent to mention that the promoter has to pay cost of ₹2 lac (₹1 lac imposed in covid extension and ₹1 lac imposed in case of extension).*
- 8. As per resolution dated 07.08.2024 passed by the Authority, the promoter will be liable to pay late fee of ₹14,03,752/- and penalty of ₹2,80,752/-. (Although COVID extension has not been specifically granted till date but for the purpose of calculating penalty, last date of registration has been taken after granting benefit of COVID period).*
- 9. Mr. Jyoti submitted that OC has been received on 24.08.2024 and one lac cost has been deposited. After consideration, Authority decided that promoter should deposit late fee, penalty and remaining cost of ₹one lac before the next date of hearing.*
- 10. Adjourned to 04.12.2024."*



2. The promoter vide reply dated 09.10.2024 had submitted that they got part occupation certificate for all towers except approx. 2200 sqm area in the said project. With regard to consent of 2/3rd allottees, was submitted that the project is on its completion date and hence the same may not be possible at this stage as handing over possession stands already given to the respective allottees. Hence, 2/3rd consent may not be insisted.
3. The matter was last considered by the Authority in its meeting held on 04.12.2024 wherein following was observed:
- “6. Authority observes that promoter has not fully complied with the orders of Authority dated 24.07.2024 and 09.10.2024. Promoter should comply with the orders of Authority before next date of hearing failing which penal action will be initiated as per provisions of RERA Act, 2016.”*
4. No reply was filed by the promoter and also not deposited the late fee of ₹14,03,752/-, penalty of ₹2,80,752/- and consent of 2/3rd allottees as building plans were revised.
5. On 29.01.2025, Authority decided that promoter be issued show cause notice under Section-35 read with Section-63 of RERA Act, 2016 as to why penalty may not be imposed for not complying with the orders of the Authority. Promoter should deposit late fee of ₹14,03,752/- and ₹2,80,752/- as penalty before the next date of hearing.
6. Adv. Tanya, learned counsel for the promoter submitted that there is no requirement to seek 2/3rd consent in light of office order dated 05.11.2020, which categorically noted that consent shall be mandated in future revisions and not the ones where in-principal approval has already been granted. The Authority vide its orders dated 31.01.2024 had also observed that “the promoter has paid extension fee of ₹6,53,600 which is in order” and therefore no late fee or penalty amounting to ₹14,03,752/- and ₹2,80,752/- needs to be imposed. All the compliances regarding submission of Engineer, C.A and Architect Certificate have been duly made. Also, Occupation Certificate of all the towers have been received except approx. 2200 Sqm. And complete Occupation Certificate has been obtained on 21.11.2024.
7. In view of above, the Authority grants last opportunity to the promoter to submit Consent of 2/3rd allottees as building plans have been revised and reply to the show cause notice dated 05.03.2025. The office is directed to again examine extension fee, late fee and penalty as per resolution dated 07.08.2024 and 29.01.2025, considering the occupation certificates obtained by the Promoter. The Authority also directs the promoter to make



written submissions against imposition of late fee, penalty and requirement of 2/3rd consent of the allottees, so that a final decision could be taken.

8. **Adjourned to 16.07.2025**



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 (Kakul)

Kakul