



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 09.04.2025.

Item No. 284.21

Continuation of Registration for second year under Section 7(3) of RERA Act, 2016.

Promoter: Adore Realtech Pvt. Ltd.

Project: "Happy Homes Exclusive Phase-2" a Group Housing Colony on land measuring 2.65 acres situated in the revenue estate of village Budhena, Sector 86, Faridabad, Haryana.

Reg. No.: HRERA-PKL-FBD-127-2019 dated 28.06.2019 valid upto 20.09.2023. COVID extension granted upto 19.06.2024. First Extension granted upto 19.06.2025.

Temp ID: RERA-PKL-571-2019.

1. M/s Adore Realtech Pvt. Ltd. vide letter dated 18.10.2024 had applied for first extension of registration of their project "Happy Homes Exclusive Phase-2".
2. The promoter has deposited extension fee of ₹3,18,465/-, however computation of fee has not been submitted. After submission of the same, late fee and penalty will be calculated.
3. The matter was considered by the Authority in its meeting held on 04.12.2024 wherein following was observed:

"9. After consideration, Authority decided to grant extension of one year under Section-6 of RERA Act, 2016. Promoter should submit computation of fee as it is a group housing colony."

4. In compliance of above order, certificate of extension (upto 19.06.2025) was uploaded on the website of the Authority.



5. The promoter has not submitted computation of fee till date, hence late fee and penalty could not be computed.
6. On 29.01.2025, Sh. Jyoti Sidana stated that computation of fee detail is being submitted today. Hence, Authority decided that computation of fee be checked by Project Section and report submitted on next date of hearing.
7. Vide reply dated 18.03.2025 provided a fee calculation which works to ₹2,79,804/- and requested to adjust the excess amount against next extension.
8. Also vide letter dated 20.03.2025, the Promoter applied for Continuation of Registration under Section- 7(3) of RERA Act,2016 upto 19.06.2026 and paid Rs. 2,79,804 /- as extension fee and submitted the following details:
- Percentage of works completed at the time of last extension - 80%
 - Percentage of works executed as per Architect's, Engineer's and CA's Certificate – 91.44%
 - Promoter has not been granted Occupation certificate/ Part Completion/ Completion Certificate for Registered Area or part thereof
 - QPRs filed upto 31.12.2024
 - Late fee/Penalty as per resolution dated 07.08.2024 is not applicable.
 - License No. 46 of 2018 dated 09.07.2018 valid upto 08.07.2023 and renewed upto 08.07.2025.
 - Explanatory Note: License No. 46 of 2018 was granted to Sh. Kaptan Singh and others in collaboration with Adore Realtech Pvt. Ltd. for establishing Group Housing Colony over an area measuring 2.65 acres. The license will expire on 08.07.2025. Occupation Certificate for Towers 21 to 24 of the Project has been received on 30.08.2024. Occupation Certificate has been obtained for Tower T-I to T-10 on 07.09.2018 - Project Name- Happy Homes Occupation Certificate has been obtained for Tower T-11 to T-20 on 11.08.2023 – Project Name- Happy Homes Exclusive. Some Development work remains pending in Commercial Block under License No. 46 of 2018. Following the revision and expansion of layout, the total area stands at 11.775 acres. The Promoter is committed to complete the remaining work and intend to process the application for obtaining Completion Certificate.



viii. Photographs of the Project

ix. Affidavit – Promoter has not sold any unit after expiry of RERA Registration and has not sold any unit while the sale was prohibited by RERA.

9. The Authority observes that the promoter has not paid the Auditors fee (₹41,300/-) and Public Notice fee (₹10,000/-). Auditor fee can only be exempted only if Occupation Certificate of the Project has been obtained from the Department of Town & Country Planning, Haryana. The Promoter should intimate whether occupation certificate of the project have been received or not? The Promoter should deposit ₹10,000/- as public notice fee. The Promoter has provided calculation of extension fee regarding his extension application dated 18.10.2024 and 20.03.2025. However, it can not be verified until Promoter provides the following information:

- i. Total no. of towers falling under Phase-2 of the Project along with its FAR.
- ii. The towers under Phase - 2 for which Occupation Certificate has been granted by the department.

After providing the above information extension fee, Late fee and penalty could be calculated as per resolution dated 07.08.2024 and 29.01.2025.

10. **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.

CA (Kakul)

Kakul