



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 28.05.2025.

Item No. 288.36

Submission of A-H Form and Extension of registration u/S Section 6 of RERA Act, 2016.

Promoter: M/s Ultratech Township Development Pvt. Ltd.

Project: Affordable Group Housing Colony on land measuring 6.356 acres situated in Village Budda Khera & Phoosgarh, Sector 32, Karnal, Haryana.

Reg. No.: HRERA-PKL-248-2017 dated 26.09.2017 valid upto 31.07.2022.

1. Vide letter dated 26.09.2023, the Promoter had applied for first extension under Section 6 of RERA Act, 2016 on prescribed proforma Rep-V Form of project namely "New World Residency". The Promoter had deposited ₹2,63,000/- as extension fee.
2. The Promoter had stated the following in its application:
 - i. At the time of registration, 6 Towers (Tower 1 to Tower 6), 1 EWS (G+1 and G+3) – Tower 7) and common facility (Tower 8) with a scope of future expansion of 2 more Towers (Tower 9 & 10)
 - ii. Tower wise details and their completion status is as follows:
T1 (No. of Flats – 32), T5 (No. of Flats – 60), T6 (No. of Flats – 58), T9 (No. of Flats – 15), T10 (No. of Flats – 15) – Construction not yet started
T2 (No. of Flats – 36), T3 (No. of flats – 36), T4 (No. of Flats – 40) – Construction Completed
Occupation certificate for towers T2, T3, T4, T7 (EWS) and LT Panel Room (having an FAR of 19042.68 sqm.) was granted by the department on 17.07.2018 having 132 units.
 - iii. The developer decided to amend the internal layout of remaining towers to accommodate 2 BHK options (initially 3 BHK Model was planned) Revised building plans of (Blocks T1, T5, T6, T9 and T10, basement community, shopping and EWS) have been approved by the Department on 17.01.2023. (no plans enclosed).
 - iv. During the course of executing the new demands and ongoing excavation work, the development and construction of project was seriously affected by Covid-19 due to which there was acute shortage of manpower, materials etc which caused inordinate delay in completion of the Project.



v. As per new layout plan and development model, the estimated cost of construction of remaining towers (T1, T5, T6, T7 (EWS), T9 and T10 and Basement is Rs. 64.54 Cr.

vi. Promoter undertakes to develop remaining towers within 60 months from date of extension.

3. As the Promoter had applied for extension under Section-6 of the RERA Act, 2016 for 60 months, on 21.02.2024, the Authority had observed that there is no provision in RERA Act, 2016 to grant extension of 60 months. If Covid extension of 9 months is considered and Extension U/s- 6 if granted, the registration would be valid upto 30.04.2024.

4. The matter was heard on 23.04.2025, wherein the Authority directed the promoter to submit the following: -

- i. Revised Building Plans, (after submission extension fee, late fee and penalty as per resolution dated 07.08.2025 and 29.01.2025 can be calculated)
- ii. C.A, Engineer and Architect Certificate.
- iii. Photographs of the Project.
- iv. Reply to show cause notices dated 01.04.2024 and 25.11.2024
- v. Auditor fee of Rs. 41,300/- and Public Notice fee of Rs. 10,000/-.
- vi. Promoter should apply for extension under Section-7(3) as well.
- vii. Details of designated RERA Account (70%), Collection Account (100%) and Free Account (30%).
- viii. Resolution Plan for Completing the project.

5. Vide replies dated 30.04.2025 and 13.05.2025, the Promoter has submitted the following: -

- i. Auditor fee of Rs. 41,300/- and Public Notice fee of Rs. 10,000/-.
- ii. Reply to show cause notices dated 01.04.2024 and 25.11.2024 stating that Tower I, V, VI IX AND X along with the Commercial area will be completed by April 2030 and no units have been offered for sale in these towers and the Licence of the said project is still at the stage of renewal.
- iii. Photographs of the Project
- iv. C.A, Engineer and Architect Certificate stating percentage of work completed as 45%.

v. Bank Account details

a. **For (Main Account) 100% Payment Receivables.**

Account Name- Ultratech Township Developers Pvt. Ltd

Account No. 6704002100002378

Punjab National Bank, Sector-12, Karnal Br.

IFSC PUNB0117610

b. **For (RERA) 70% Payment**

Account Name- Ultratech Township Developers Pvt. Ltd

Punjab National Bank, Sector-12, Karnal Br.

IFSC PUNB0117610



Account No. 1176102100000249

c. For (DW/FREE) 30% Payment

Account Name- Ultratech Township Developers Pvt. Ltd

Account No. 99991113103103

HDFC Bank Ltd Sector-8, Karnal Br.

IFSC HDFC0001434

6. Vide another reply dated 13.05.2025, the promoter has submitted the following: -

- i. From A to H submitted on 25.01.2024
- ii. QPR submitted till March 2025 on 8.05.2025
- iii. From the date of initial registration following amendments/changes have been made in the information/documents submitted at the time of registration: -

a. Name of Project: -

Previous

Now

Project Name	New World Residency	The Royal Residency
Email ID	support@nwroyalresidency.in	support@theroyalresidency.in
Website	https://www.nwroyalresidency.in	https://www.theroyalresidency.in

b. Change in Directors of the Developer Company

Director's Name	Hem Lata	Diwaker Prakash Kathuria
Mob. NO.	9355411111	7777011000
Email Id	Cpkathuria3@gmail.com	diwakerprakasshkathuria@gamil.com
Pan No.	ABHPL4005E	KIZPK6455C

c. Change in Authorized Signatory of the Developer Company

Authorized Sign.	Jitender Arora	Krishan Taneja
Res. Address	54, Meerut Road, Karnal-132001	1418, Sector-13, U.E Karnal-132001
Mob. No.	9355550100	8199816346
Email. ID	cpkathuria3@gmail.com	krishantaneja@yahoo.com
Pan No.	DJQPK5000N	ACUPT8886D



d. Change in Bank account details (70%)

Bank and Br. Address	Axis Bank Ltd, Mall Road, Karnal	Punjab National Bank, Sector-12, Karnal
Bank a/c No.	917020027630252	1176102100000249
IFSC Code	URIB0000394	PUNB0117610
MICR Code	13211102	132024106
Branch Code	000394	117610

e. Building Plan/Master Plan

f. Apartment Type

Tower	Tower Name	Type	No of Flats	Size (Sq.ft)	Remarks
T1	Chitrakut	4BHK	32	2300	
T2 T2	Kishkinda Kishkinda	4BHK+U 6BHK P.H	32 04	2551 4551	Construction Completed
T3 T3	Panchwati Panchwati	3BHK+U 4BHK P.H	32 04	2191 3851	Construction Completed
T4	Prayag	3BHK	40	1791	Construction Completed
T5 T5	Sangam Sangam	2BHK 3BHK	40 20	1200 1600	
T6 T6	Triveni Triveni	2BHK 3BHK	38 20	1200 1600	
T9 T9	Kosala Kosala	4BHK+1 Premium 6BHK+1 Penta	14 01	4701 6999	
T10 T10	Mithila Mithila	4BHK+1 Premium 6BHK+1 Penta	14 01	3650 6450	

g. Layout plan/site plan/floor plan

h. Change in Permissible/Proposed FAR



Permissible FAR	44581.111 SQM	44581.111 SQM
Proposed FAR	143.15 %	174.88 %

7. Vide reply dated 23.05.2025, the promoter has submitted the Resolution Plan of the said project which states that percentage of works completed till date as 45% and the remaining works will be completed in next 10 Quarters till December 2027. Within a total duration of 2.5 years. The promoter has submitted a total estimated cost to complete the remaining work as ₹ 70 crores.

8. As per the Resolution dated 07.08.2024 and 29.01.2025, the Extension fee comes at ₹ 1,28,256/- which is in excess by ₹ 1,34,744/- as the extension fee paid by the Promoter was ₹ 2,63,000/- and Late fee comes to ₹ 2,56,512/- and penalty amounts to ₹64,128/-. The surplus Extension fees can be adjusted in the Late Fee to be submitted by the promoter.

9. Vide reply dated 26.05.2025, the Promoter has submitted payment of ₹1,86,000/- for adjustment of Late Fee and penalty which is in order.

10. Also vide reply dated 28.05.2025, the promoter has submitted an undertaking stating that the previously opened Rera bank account has been formally closed and they have attached a CA certificate confirming the same. Also the closing balance has been duly transferred to the newly designated RERA Escrow Account maintained with Punjab National Bank. The Promoter has also submitted that out of the towers originally registered under the said project, 3 towers have been completed. The part occupation Certificate for the said towers has been duly obtained and the possession has been handed over to the respective allottees and with respect to the remaining 6 towers (5 Residential + 1 EWS) under the project, the Developer hereby undertakes that at the time of execution of the Builder Buyer Agreement (BBA), a clear stipulation will be incorporated stating that the due date for completion of the project and handing over of possession shall be June 2030.



11. After consideration, the Authority decided that the registration certificate shall remain in force u/s 6 of the RERD Act, 2016 which will now be valid upto 30.04.2024 (alongwith 9 months of covid period). A condition be imposed in the extension certificate that the existing allottees shall not be affected with the new date of completion and shall be governed with the completion date mentioned in the BBA. The Promoter should also apply for extension under Section 7(3). The Authority also decides to take on record the changes submitted by the promoter in the A to H form and issue a corrigendum in this regard. Disposed of.



True copy


Executive Director,
HIRERA, Panchkula

A copy of the above is forwarded to CTP, IIRERA Panchkula, for information and taking further action in the matter.

CA (Rajiv)
