



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 25.06.2025.

Item No. 290.06

Continuation of registration for third, fourth and fifth year under section 7(3)- LC report.

Promoter: M/s Mudra Finance Ltd.

Project: Tower no.11, situated in Vipul Gardens, Group Housing Colony in Sector-1, Dharuhera, Rewari.

Reg. No.: HRERA-PKL-RWR-3-2018 dated 11.04.2018 valid upto 31.07.19, first extension granted upto 31.07.20, second extension granted upto 31.01.22, 3-month covid extension was granted upto 30.04.22.

License No. 40 of 2007, for setting up of a Group Housing Colony over land measuring 13.394 Acres, dated 25.01.2007 valid till 22.01.2019 renewed upto 22.01.2026.

Temp ID: 484-2019.

1. Vide letter dated 11.11.2024, an annual compliance report was submitted stating that the promoter has completed 99.75% of the said project.
2. On 15.01.2025, Mr. Ravinder Singh, AR stated that penalty of ₹.50,000/- has been deposited today and OC is pending with DTCP. Authority decided that promoter should apply for 4th, 5th and 6th year extension with fee. Local Commissioner be appointed and promoter should deposit LC fee of ₹.41,300/- immediately.
3. Vide letter dated 27.01.2025, the promoter has applied for extension upto Jan' 2026 alongwith extension fee of ₹. 97,000/- which is in order. Late fee of ₹. 64,482/- and penalty of ₹. 67,706/- as per resolution dated 07.08.2025 has to be paid by the promoter. Vide letter dated 12.03.2025, the promoter requests to change their registered email ID to ravinder@scjs.com and phone no. to 8448083924 for future communication. BR regarding the same has been submitted. Vide letter dated 19.03.2025, the promoter has submitted ₹. 41,300/- (DD no. 003211 dated 15.03.2025) as LC fees.



4. On 26.03.2024, Authority directed the office to get the LC appointed. The promoter should deposit the late fee and penalty before the next date of hearing. Adjourned to 02.07.2025.

5. Vide letter dated 09.05.2025, the promoter had deposited Late fee of ₹. 64,482/- and penalty of ₹. 67,706/-. Vide letter dated 17.04.2025, LC report has been received which is reproduced as below:

- i. "There were 12 towers existing in the Vipul Garden campus i.e. tower number 1 to 12. All towers except tower number 11 (T-11) were inhabited. All common amenities in the campus were complete and in use by the residents. There was a regulated main gate for entry and exit. Boundary wall was complete around the campus. All roads were in good condition and in use. Electricity was drawn directly from DHBVN no independent sub station was there in the campus. Water supply was managed from a Tube well of HSVP as well an additional Tube well of the builders. Sewerage was laid in the campus and connected to a common STP. The STP was in operation at the time of visit. A common Club house and a large green area/park in the middle of campus were also existing and maintained.
- ii. **Position specific to Tower 11-** The tower was complete in all respect and seemed that it was as such for quite long time. The building was a stilt plus 9 floor building having 72 flats in all, Roads with provision of open parking existed on front and back side of Tower 11. The Tower 11 was enclosed by a wall as part of Vipul Garden campus. As a random check flat number 104 FF was got unlocked and it was found that all or windows, tile flooring, toilets, kitchen etc, were complete, upper floors were not possible to be checked as lifts were locked. It was told by the representative of builders that Lifts were installed, test checked and were locked now in absence of any user. Parking was available in stilt GF, open area near tower 11 and also in common basement parking area. As such the Tower 11 is in an inhabitable condition with all infra facilities available and flats complete in all respects. Photographs have been submitted.

6. After consideration, Authority decides that registration of the project shall remain in force for 3rd, 4th, 5th & 6th year upto 30.04.2026 u/S 7(3) of the RERA, Act 2016(including 3 months covid period). Certificate be issued accordingly. The Authority also decides to take on record the new-email ID and communication details and corrigendum be issued accordingly.



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 Varsha

