



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 07.05.2025.

Item No. 286.07

Continuation of registration of project for second, third and fourth year.

Promoter: M/s Dwarkadhis Projects Pvt. Ltd.

Project: “Casa Romana” – Group Housing Colony on land measuring 8.376 acres in sector-22, Dharuhera, Rewari.

Reg. No.: HEREA-PKL-RWR-105-2019 dated 21.05.2019 valid upto 31.03.2021 (after covid relief – valid upto 31.12.2021).

License no.: 13 of 2013 dated 18.03.2013, renewed upto 17.03.2024

1. Promoter had applied for first extension on 20.02.2023 and for continuation of registration upto 31.12.2025 on 22.04.2025. On 20.11.2024, Authority decided that reply submitted on 19.11.2024 be examined and report put up on the next date of hearing. *Vide reply dated 19.11.2024, the promoter has informed that the promoter/IRP has also filed a writ petition being CWP 23442 of 2024 under Article 226 before the Hon'ble High Court of Punjab & Haryana High Court for seeking appropriate reliefs with respect to the renewal of license of the project against DTCP in view of the order of the Hon'ble NCLAT which is listed for hearing on 03.12.2024. The promoter requests to incorporate the actual findings of the hearing in the final order and vide letters dated 19.12.2024 & 13.12.2024, the promoter has also requested to change their address from Building no. 433, sector 31, Gurugram-122003, Haryana to Room no. 250, 2nd floor, JMD Megapolis, Sector 48, Sohna Road, Gurugram-122018, Haryana, however no proof is enclosed.*

2. On 22.01.2025, Ld. Counsel intimated that no work is going on in the project. The matter is listed for hearing on 27.01.2025 in the Hon'ble Punjab and Haryana High Court and



Hon'ble NCLT. Authority directed that proof for change of address be submitted in the registry of the Authority.

3. Vide reply dated 04.02.2025, the IRP had requested for revival of HRERA registration no. 105 of 2019 and submitted that Hon'ble NCLAT while hearing an appeal against initiation of CIRP vide its order dated 20.03.2024 had also directed the undersigned/IRP to take all steps towards completion of the project. On 19.02.2025, after hearing the request and arguments of the IRP and allottees, the Authority observed that extension of the registration of the project cannot be granted when the license has expired. The Authority directs the promoter to expedite the process of renewal of the license. The office of the Authority will also write to the DTCP for expediting the renewal proceedings in the interest of allottees. The Authority understands the situation and also directs the IRP to complete all the formalities pending with the Authority so that matter could be expedited as and when license is renewed. Adjourned to 07.05.2025, however, if in the meantime any orders from the Hon'ble High Court are received or license is renewed then the promoter is at liberty to approach the Authority to expedite the matter.

4. Reference to DTCP was sent by the office on 18.03.2025. The promoter vide reply dated 22.04.2025, stated that they are facing technical issue while attempting to submit the documents for extension online, that is why they are submitting documents in hard copy. The promoter has applied on prescribed proforma Rep-V Form for Continuation of registration of the said project i.e., upto 31.12.2025. The promoter has submitted ₹ 2,84,921/- as extension fee.

5. License No. 13 of 2013 dated 18.03.2013 was granted by DTCP on land measuring 8.375 acres, which is now renewed upto 17.03.2029. The promoter has submitted quarterly progress reports till 31.03.2025. Photographs showing the present position at site had been submitted.

6. CA certificate dated 22.03.2025 states the following:

Total revised estimated cost of project	412.45 cr.
Total Expenditure incurred on the project upto	286.94 cr.
Cost to be incurred in project	125.51 cr.
Percentage of cost to be incurred	30.43%

7. Engineers certificate states the following:

Roads 48% complete



(24)

Sewerage system	Nil
Storm Water drainage system	Nil
Water supply	Nil
Electricity Supply	12%

8. Architect certificate as on 31.03.2025 states the following:

Towers	% complete w.r.t. BBA
L	82.8%
M	83.6%
N	80.4%
P	74.0%
R	77.9%
S	82.7%
T	70.3%
U	72.1%
Project services	10.3%
Others	13.5%
Basement Ph-1	60.8%

09 Total units: 739 out of which 737 units are sold.

10. The promoter has not provided total FAR of the project for calculation of extension fee, late fee and penalty as per resolution dated 07.08.2025. The Authority observed that the promoter should give a copy of building plans of 8.375 acres for the said purpose.

11. Today, Ld. counsel appearing on behalf of IRP stated that due to migration of part of licensed area, the building plans are being revised and were submitted for approval on 19.09.2023 alongwith requisite scrutiny fee of ₹ 50,000/- and are presently under consideration before the DTCP, Haryana. During the hearing, the counsel submitted an undertaking stating that except for the reduction in the number of towers from 15 to 11, there is no change or modification in the existing plans. Furthermore, there are no structural changes to any of the 11 towers nor any changes in the apartment layouts. That the promoter undertakes to adhere to the provisions of HRERA Act, 2016 and HRERA Rules, 2017. He further stated that no allottee or homebuyer shall be adversely affected on account of the proposed revision in the building plans. Ld. counsel requested to consider this undertaking and grant extension of the project registration in the interest of project completion and protection of 700+ homebuyers' interests. Ld. counsel during the hearing also submitted a copy of layout plan mentioning FAR for residential area i.e. 64,715.647 sq. mtrs. and FAR



for commercial area i.e. 196 sq. mtrs. Ld. counsel also informed that vide letter dated 02.05.2025, they have submitted application of extension u/s 6 of the RERA Act, 2016.

12. The late fee as per resolution dated 07.08.2024 works out to ₹ 5,66,256/- the penalty to ₹ 4,00,582/- and extension fee is deficit by ₹ 1,209/-.

13. After considering the undertaking and hearing the request of the counsel representing the IRP, the Authority decides that in order to complete the project in time the developer requires continuation of registration and inflow of funds, therefore, the registration shall remain in force upto 31.12.2025 under section 7(3) of RERA Act, 2016 with a condition that the promoter will submit sanctioned building plans within 3 months of issuance of extension certificate, however the application under section 6 is hereby rejected. The Authority, after considering the peculiar circumstances of this case intends to protect the interests of 700+ allottees and decides that the promoter should be allowed to pay the fee deficit fee within a period of 3 months (with interest). The certificate of continuation of registration be issued accordingly. The promoter should submit sanctioned an undertaking stating that they will submit the fee/penalty of ₹9,68,047/- (with interest) within a period of three months from the date of issuance of extension certificate. This case/order should not treated as precedent.

14. Adjourned to 13.08.2025



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 (Monika)