



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 16.07.2025.

Item No. 293.20

Continuation of registration of project under Section 7(3) of RERA Act, 2016.

Promoter: Pivotal Infrastructure Private Limited.

Project: "Royal Heritage" a Group Housing Colony on land measuring 20.31 acres situated in Sector 70, Village Mujheri, Ballabgarh, Faridabad, Haryana.

Reg. No.: HRERA-PKL-FBD-47-2018 dated 14.09.2018 valid upto 31.03.2019. First extension upto 31.12.2019. Continuation of Registration under Section-7(3) for second year granted upto 31.12.2020.

Temp ID: 636-2019.

Present : Adv. Karan Kaushal (VC) and Adv. Nitesh on behalf of promoter.

1. Pivotal Infrastructure Private Limited vide letter dated 26.10.2023 has applied for extension of registration of the captioned project. M/s S.P. Chopra & Co. was appointed as auditor vide letter dated 15.02.2024 to conduct the audit of the project who submitted its report on 08.10.2024 submitting as under:

- i. Project was registered with HRERA from 14.09.2018, till then major collection were already made, no separate RERA Bank account was maintained by the company and the receipts/collection (total 519.06 crores) of the project were made in the existing bank accounts.
- ii. Provision of 4(2)(1)(D) are being followed and withdrawals are in proportion of the development works carried/undertaken at site.
- iii. Certificates by an engineer, an architect and a chartered accountant in practice that withdrawal is in proportion to the percentage of completion of project were not provided.



- iv. Main entrance was at Point B near Tower 2, which is not as per layout plan.
 - v. Out of three schools planned for construction, only one has been completed. Further, primary school with plot area of 4255.14 sqm is located outside the premises boundary.
 - vi. Proper safety measures were not maintained around the transformer at ESS 1 and ESS 2.
2. As per orders, copy of audit report was sent to the promoter on 22.11.2024. On 04.12.2024, Authority decided that promoter should submit following information/documents before next date of hearing:
- i. Details of allottees containing name, address, apartment number etc as well as details of vacant flats/apartments.
 - ii. Submit Engineer and CA certificate.
 - iii. Deposit auditor fee ₹ 41,300/-.
 - iv. Late fee and penalty be conveyed to promoter.
 - v. Ban on sale to continue."
3. Vide letter dated 22.01.2025, cost of ₹1 lac was deposited which was imposed on 09.10.2024. The promoter has filed QPRs upto 30.06.2024. License No. 78 of 2009 was renewed upto 02.12.2024.
4. On 29.01.2025, Learned Counsel and Director of Company submitted that OCs of all towers have been received and submitted on 24.01.2025. In the month of November 2024, an amount of ₹ 8.19 Lacs has been deposited. Authority decided to grant extension for 2nd year under Section-7(3) of RERA Act, 2016. Promoter should also apply for extensions which have become due and deposit ₹ 10,000/- on account of publication of notice fee and ₹ 41,300/- as auditor fee before the next date of hearing. Status of renewal of license be also given. Office is directed to examine the replies submitted by the Promoter and put up before the Authority on next date of hearing. (Extension Certificate upto 31.12.2020 has been uploaded on web portal of the Authority)
5. Vide reply dated 24.01.2025, the promoter has submitted CA Certificate, Engineer Certificate and List of existing allottees.
- i. C.A Certificate dated 21.01.2025 states the following:
Cost of Project – ₹ 528.99 Cr
Means of Finance – ₹ 528.99 Cr



- ii. Architect Certificate dated 16.01.2025 which states date of inspection –31.10.2019 and is incomplete.
6. Vide Reply dated 27.01.2025, the Promoter has submitted the following:
- i. Approval Letter of Service Plan Estimates dated 03.02.2017
ii. Approval of revised building plan dated 27.08.2012
7. Vide letter dated 27.01.2025, Promoter has submitted comments on the report of the auditor which were placed before the Authority on 09.04.2025.
8. On 09.04.2025, Authority asked the promoter to submit the following:
- i. Status of Renewal of License.
ii. Revalidated copy of Building Plans.
iii. Response to Point 5.1, 5.3 (c) of Auditor's Report.
iv. Engineer Certificate showing progress of the project.
v. Architect Certificate (Date of inspection- 31.10.19) is incomplete and Promoter should submit an updated certificate showing progress of the project.
vi. C.A. Certificate is not in order.
vii. Copy of approved Service Plan and Estimates.
viii. Auditor fee of ₹ 41,000/- and Public Notice fee of ₹ 10,000/-
ix. The Promoter should apply for further extension under Section- 7(3) of RERA Act, 2016.
x. Extension fee, Late and Penalty as per resolution dated 07.08.2024 and 29.01.2025 after considering Occupation Certificate dated 30.11.2017 and 25.06.2018 (as falls within the validity of Registration upto 31.12.2029):
a. Late fee – ₹ 11,51,748/-
b. Penalty – ₹ 26,49,002/-
c. Extension fee paid – ₹ 8,90,020. Fee as per resolution dated 29.01.2025 – ₹ 5,75,873/-. Excess Extension fee – ₹ 3,14,147 /- which may be adjusted in late fee to be paid by the promoter.
xi. Promoter should upload upto date QPRs.
xii. Status related to the construction of school in the project premises.



10. The promoter is directed to comply with the orders of the Authority dated 09.04.2025 and pay late fee and penalty before 30.07.2025.

11. Adjourned to 30.07.2025.



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.

(Sd/ Monika)

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