



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-I, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 24.01.2024.

Item No. 239.41

Continuation of registration of project for third and fourth year under Section-7(3) of RERA Act, 2016.

Promoter: Rise Projects Pvt. Ltd.

Project: "Rise Sky Bungalows" a Group Housing Colony on land measuring 2.64 acres situated in Sector 41, Faridabad, Haryana.

Reg. No: HRERA-PKL-FBD-267-2017 dated 09.10.2017 valid upto 08.10.2019.

Temp ID: RERA-PKL-549-2019.

Present: Mr. Rishab Vashisht on behalf of promoter.

1. M/s Rise Projects Private Limited has applied for continuation of registration of their group housing colony namely "Rise Sky Bungalows" registered vide registration no. HRERA-PKL-FBD-267-2017 dated 09.10.2017 valid upto 08.10.2019. First extension was granted upto 08.04.2021 and second year extension was granted upto 08.07.2022. The promoter had applied for third and fourth year extension upto 08.07.2024.

2. The matter for third year extension was considered by the Authority on 18.12.2023 wherein following observations were conveyed:

"10. After consideration, Authority decided that promoter should submit Architect and Engineer Certificate and file up to date QPRs. Already Suo-motu Complaint No. 1160 of 2021 is pending against promoter for monitoring of progress. Deficit extension fee of Rs. 70,000/- deposited be checked by project Section."

3. The matter for fourth year extension was also considered by the Authority on 18.12.2023 wherein following order was passed:



"11. Authority observes that promoter has not deposited any extension fee. After consideration, Authority decided that promoter should deposit the extension fee, file up to date QPRs. After that extension case will be considered."

4. In compliance of the above orders, promoter vide reply dated 18.12.2023 has submitted extension fee of ₹1,63,600/- for fourth year which is in order. Deficit fee of ₹70,100/- has also been deposited by the promoter. QPRs have been filed upto September 2023.

5. Promoter vide reply dated 02.01.2024 has submitted Engineer certificate dated 09.12.2023 which states that the project is complete in terms of all the services details as under:

- i. All internal sewage and drainage works are complete.
- ii. STP is in working condition.
- iii. WTP is in working condition.
- iv. Electrification works are complete.
- v. All lifts are in working condition.
- vi. Solar panels are in working condition.

6. Architect Certificate has already been submitted vide letter dated 11.12.2023 (seeking fourth extension) which shows that the bungalows are complete in all respects and villas are 90% complete.

7. Promoter has filed QPR upto September 2023.

8. Authority observes that promoter is seeking extension for 3rd and 4th year. Hence, Authority decided that audit of project be got conducted from a CA firm empanelled by Authority and a public notice in newspapers be got published for inviting objections from general public. After that extension request will be considered.

9. Adjourned to 20.03.2024.



Asst. Dir.
12/2/24

True copy

[Signature]

Executive Director,
HRERA, Panchkula

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

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