



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 30.07.2025.

Item No. 294.39

Continuation of registration of project u/s 7(3) of RERA Act, 2016.

Promoter: Aadsaa Developers Pvt. Ltd.

Project: 'Carnival', Commercial Plotted Colony on land measuring 2.70 acres situated in the revenue estate of village Padiyawas, sector-25, Rewari, Haryana.

Reg. No.: HRERA-PKL-RWR-532-2023 dated 02.01.2024 valid upto 30.04.2024, extension granted upto 30.04.2025.

Temp ID: 1179-2022

Present: Sh. Jyoti Sidana on behalf of the promoter

1. A letter was received on 30.04.2024 from the promoter for continuation of project u/s 7(3) of RERA Act, 2016. The promoter had applied on proforma Rep-V Form however 'online Proforma' was not submitted. The applicant promoter has submitted Rs. 2,50,000/- as extension fee which is in order. However, auditor and public notice charges have not been submitted.
2. License No. 122 of 2022 dated 17.08.2022 has been granted by DTCP on land measuring 2.70 acres, valid upto 16.08.2027.
3. The promoter has submitted the following:
 - i. Architect certificate dated 31.03.2025 stating that: 50% of construction work is complete
Boundary Wall- 90% complete, internal road and pavements- 30% complete, water supply- yet to start, Sewerage -50% complete, Storm water drains- 25% complete, landscaping & tree plantation- yet to start, street lighting- yet to start, STP- yet to start, rain water



harvesting- yet to start, fire safety- 50%, electrical meter room- 50%, underground water tank- yet to start.

ii. CA certificate dated 13.05.2024 states that total estimated cost is 329.11 lacs, total cost incurred as on 09.05.2024 is 3054.91 lacs and total cost to be incurred is 914.68 lacs,

iii. Engineer certificate dated 09.04.2025 states that balance cost to be incurred is 166.02 lacs, % work done with reference to total estimated cost is 50%;

4. Explanatory note:

The RERA registration for our project was received on 23.10.2024, for validity until 30.04.2025, which was valid only for 6 months and all the construction could not be completed in this short span of time period, as for almost 2 months there was construction ban, as advised by the NGT.

5. The promoter has submitted quarterly progress reports upto 31.03.2025.

6. Late fee as per resolutions dated 07.08.2024 works out to Rs. 1,87,500/- (75% of extension). The promoter should submit the online Performa alongwith required documents/certificates. The promoter should also pay the auditor fees of ₹. 41,300/-, public notice charges of ₹. 10,000/- and late fee of ₹. 60,428/- (after adjusting extension fee paid in excess).

7. As per directions of the Authority, promoter had to submit a copy of online continuation of registration application performa under section 7(3) of RERA Act, 2016 alongwith required documents/certificates, late fee of Rs. 1,87,500/- as per resolution dated 07.08.2024, auditor fee of Rs. 41,300/- and public notice charges of Rs. 10,000/-.

8. Vide reply dated 24.07.2025, promoter submitted a copy of the online continuation of registration application performa under Section 7(3), alongwith the required documents. Further, promoter has also deposited a late fee of ₹ 1,87,500/-, Auditor fee of ₹ 41,300/- and Public notice fee of ₹ 10,000/-.

9. Today, after consideration, the Authority directed the office to appoint an Auditor and get public notice issued for the above mentioned project.

10. Adjourned to 29.10.2025.



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.

STP

LA (Varsha)

