



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, 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. 294.27**

**Continuation of registration for 4<sup>th</sup> year u/s 7(3).**

**Promoter:** Astrum Value Homes Pvt. Ltd. and Stanza Developers & Infrastructures Pvt. Ltd.

**Project:** "La Regencia Phase II" group housing project on land measuring 4.36 acres situated in Sector-19, Panipat.

**Reg. No.:** 46 of 2018 dated 17.09.2018 valid up till December, 2019, first extension granted upto 31.12.2020, second extension granted upto 30.09.2022. (Temp id 316-2018).

**License No:** 997 of 2006 dated 16.06.2006 on land measuring 6.412 acres, renewed upto 15.06.2025.

**Present:** Adv. Shobit Phutela on behalf of the promoter.

1. Vide letter dated 31.12.2024, the promoter had applied for continuation of registration of project for fourth year. The applicant promoter has submitted extension fee of Rs. 2,70,200/-.
2. Architect certificate dated 04.10.2024 and Engineer certificate dated 04.10.2024 have been submitted. CA certificate dated 17.10.2024 states that total estimated work is of ₹ 7006 lacs, expenses incurred upto 31.03.2024 is ₹ 6,527.86 lacs and balance to be incurred is ₹ 478.14 lacs. Percentage of total work completed is 93.18%.
3. QPRs have been uploaded up to 31.12.2023. Photographs of the project are annexed.
4. Vide letter dated 31.12.2024, the promoter stated that they have received OC for 2 towers-Tower E&F (out of 5 towers) but the copy of OC (dated 25.10.2023) enclosed is for Tower E&D2. The promoter states that they have initiated steps for formation of association of flat owners and shall handover the project as per due process and procedure. The promoter



requests to grant extension upto 15.06.2025 and no further extension shall be required in the matter.

5. Perusal of record, reveals that third extension of registration (i.e. upto 30.09.2023) was placed before the Authority on 21.11.2022, wherein the Authority decided that *standard procedure for granting second and third extension be devised like issue of notice, advertisement in newspapers for inviting objections from allottees/RWAs, audit of project, etc. Ld. CTP shall prepare the procedure which will be placed in Authority meeting for consideration.*

6. On 05.02.2025, the promoter was directed to upload up to date QPRs. The promoter has requested for extension upto 15.06.2025, which is continuation of registration for fourth & fifth year, thus, audit of project be got conducted from a CA firm empanelled by Authority and a public notice be issued in two newspapers for inviting objections from general public regarding grant of extension. Promoter should deposit late fee of ₹ 5,40,376/- and penalty of ₹ 7,29,508/- and extension fee for 5th year before next date of hearing along with Auditor fee of ₹ 41,300/- and ₹10,000/- of public notice charges. After that request of promoter will be considered.


7. Auditor was appointed on 21.03.2025 and public notices were issued on 22.03.2025. On 23.04.2025, Authority decided to adjourn the matter. The promoter was granted one last opportunity to comply with the orders of the Authority dated 05.02.2025.

8. Vide letter dated 23.04.2025, the promoter has submitted late fee, penalty, auditor fee and public notice charges, however fee for 5<sup>th</sup> year extension has to be submitted. Audit report was received vide letter dated 12.06.2025 and the same was mailed to the promoter on 01.07.2025 for comments. However, no reply is received in this regard.

9. After consideration, Authority directs the promoter to deposit extension fee for 5<sup>th</sup> year and submit comments on the audit report atleast ten days before the next date of hearing. Adjourned to 08.10.2025.



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 (Monika)

