



**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 06.11.2023.**

**Item No. 232.19**

**Extension of registration under Section-6 of the RERA Act, 2016.**

**Promoter: M/s Aarcity Builders Private Limited.**

**Project: "Regency Park", a Group Housing Colony on land measuring 8.181 Acres situated in village Satrod Khurd, Sector-11A & 17, Hisar, Haryana.**

**Reg. No.: HRERA-PKL-295-2017 dated 13.10.2017 valid up to 31.12.2021.**

1. This matter was considered by the Authority in its 222<sup>nd</sup> meeting held on 16.08.2023, vide Item No. 222.10, wherein Authority had directed the promoter:-

- i. Why area of 3.90 acres may not be registered being an ongoing project.
- ii. C.A Certificate does not contain block wise details of construction. No engineer and architect certificate has been submitted.
- iii. Representative of promoter intimated that there are 8 blocks A,B,C,D,C1,2,F,G &H. OC has been received of Block B,D and G but no copy of OC has been submitted.
- iv. Tower wise status of construction has not been given. Promoter be asked to submit resolution plan for completion of project.

2. It is informed that licence no. 262 of 2007 dated 01.12.2007 was granted by the Town & Country Planning Department for developing a group housing colony on land measuring 12.081 acres in Sector 11 A and 17 Hisar. This licence is now valid upto 01.12.2024.

3. Registration no 295 of 2017 dated 13.10.2017 was granted by the Authority for land measuring 8.181 acres which was valid upto 31.12.2021.



4. Application for extension of registration was submitted by the promoter on 02.02.2023. Extension for COVID period could be granted to the promoter upto September 2022.

5. Registration fee was deficit by ₹1,75,889/- at the time of registration and extension fee was deficit by ₹87,937/-. However, an amount of ₹98,121/- was deposited by the promoter on 10.05.2023.

6. The promoters has obtained occupation certificate for 8700.235 square mtrs. FAR vide memo no. 30507 dated 29.10.2018;

7. Stages of development by promoter are as under-

Towers B,D,G and EWS have been granted OC on 21.06.2023; The promoter has submitted copy of occupation certificate for Tower B,D and G,EWS dated 21.06.2023.

Towers A,C1,C2,E,F & H – shall be completed by 30.11.2024.

8. Promoter has applied for 1<sup>st</sup> extension along with COVID period of 9 months which could be granted upto September 2023.

9. A suo-motu notice dated 25.07.2023 to the promoters has been issued as to why entire project may not be treated as an ongoing project. No reply has been received regarding this notice.

10. Photos of the project have been submitted. The applicant promoter has submitted quarterly progress reports upto 31.12.2022.

11. This matter was last heard by the Authority in its meeting held on 26.09.2023 vide Item No. 228.24, wherein the Authority had directed promoter:

“I. Promoter should deposit the deficit fee of Rs.1,65,705/-.

II. Tower wise percentage of works executed be submitted.

III. Engineer Certificate be submitted.

IV. Promoter should submit resolution plan/ completion date of project.

Adjourned to 04.12.2023”

12. The promoter has submitted a reply dated 21.10.2023 which was received on 26.10.2023. The promoter has submitted that:



- i. The Architect certificate submitted by them duly mentions the percentage of tower wise completion in detail. We are again submitting the certificate duly marking the stage of development of works for Authority's reference
- ii. It is submitted that the Total FAR of the project is 82667.524 Sq. Mts. (Residential) and 236.39 Sq Mts. (Commercial) out of which we have obtained Occupation Certificate for Low Story Flats( Type I and II) on 29.10.2018 having an FAR of 8545.95 Sq. Mts. Therefore, the calculation of extension fee has been done as under:
- $82667.524(\text{Total FAR}) - 8545.95 (\text{OC Area}) = 74121.574 \text{ Sq. Mts} \times \text{Rs } 8.75 = \text{RS. } 6,48,564.$
- Extension fee – 50% of the fee as mentioned above which comes out to Rs.3,24,282/- .
- Fee already submitted : Rs. 2,63,671/-
- So, Deficit fee to be submitted : Rs. 60,611/- ( vide no.024874 dt. 20/10/2023 of IDBI. Original DD attached)
- iii. The Engineer certificate is being submitted with the reply.
- iv. The resolution plan for completion of project along with timelines as is annexed with the reply as under:-

The promoter has further submitted that they are doing their best endeavor to complete the project within framed timelines and will be completing the project by Dec 2024. It has also been submitted that they are in process of filing the application for grant of second extension.

\*However, the promoter has again attached the copy of OC dated 21.06.2023 Also, again copy of previously paid DD dated 05.01.2023 and dated 10.05.2023 attached .

\*The Promoter has submitted the Architect's Certificate (not dated) which mentions the status of work from 1<sup>st</sup> April 2023 to 30<sup>th</sup> June 2023 which he has already submitted in letter dated 15.09.2023 .

\* The Engineer Certificate submitted by the Promoter does not mentions clearly who has certified it. There is doubt as to authenticity of the document.

\* The promoter has paid an amount of Rs. 60,611/- dated 20.10.2023 in the form of DD of IDBI as remaining deficit as per the promoter's calculation . However , the authority asked to deposit Rs, 1,65,705/- .So, now the remaining balance of deficit fee is Rs.1,05,094/-

\* The promoter has also submitted the resolution plan dated 20.10.2023 to complete the project which states that there are total 311 units which have been sold out and allotted to the end users till date and out of these, they have already offered for possession and delivering to 212 customers units in tower



*B, D and G. Further for remaining 99-100 customers , they are constructing tower A.*

13. The resolution plan also mentions that they have sufficient funds to complete the allotted units and project amenities. They have stated that the project could not be completed within provided time due to slow response in unit sale, but the promoter hopes to complete the project by the end of 2024.

14. As far as Resolution plan is concerned, promoter has informed that:

- i. After obtaining OC for Towers B, D & G on 21.06.2023 they have demanded Rs.6 Crores from 212 allottees. The expenses for remaining work of Tower B,D & G is Rs. 2 to 3 Crores;
- ii. There are 100 remaining allottees and an amount of Rs. 15.47 Crores is yet to come to the Company and the funds required to complete the remaining allotted units is Rs. 14.25 Crores.

15. Authority observes that promoter has not replied to the directions (i) issued on 16.08.2023 as to why area of 3.90 acres may not be registered as an ongoing project.

16. After consideration, Authority decided that promoter should intimate to Authority how the amount due from allottees will be recovered. Promoter should submit the details of amount collected from allottees and invested in the project. How the project will be completed as extension for second year has also become due?

17. Adjourned to 04.12.2023, i.e., already fixed date.



*20/11/23.*

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.

*LA kakul*