



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 24.01.2024.

Item No. 239.32

Continuation of registration of the project under Section-7(3) of RERD Act, 2016.

Promoter: Sunrays Infrastructure Pvt. Ltd.

Project: "RPlaza79" a Commercial Colony on land measuring 2.725 acres situated in Sector 79, Village Badoli, Faridabad, Haryana.

Reg. No: HRERA-PKL-FBD-264-2017 dated 03.10.2017 valid upto 02.12.2020.

TEMP ID: RERA-PKL-759-2019.

1. M/s Sunrays Infrastructure Private Limited vide letter dated 18.12.2023 has applied for extension of registration of their project "RPlaza 79" a Commercial Colony on land measuring 2.725 acres situated in Sector 79, Faridabad, Haryana registered vide registration no. HRERA-PKL-FBD-264-2017 dated 03.10.2017 valid upto 02.12.2020.

2. The promoter has submitted that the project was valid upto 01.09.2021 including the COVID period and has sought extension for two years from 02.09.2021 to 01.09.2023. It is pertinent to mention that the promoter is only eligible for COVID period of six months and extension if granted for two years can be granted upto 02.06.2023 (including 6 months COVID period). The promoter could be granted nine months relief.

3. The promoter has applied in prescribed REP-V form. License no. 14 of 2015 was granted in favour of the promoter for the development of above said colony which is valid upto 02.12.2024.

4. The promoter has paid extension fee of ₹4,96,500/- (for two years).



5. The promoter has submitted that the project comprises of 2 commercial blocks (A & B). Block A is almost 90% complete and the promoter is expecting to complete the remaining works within 5-6 months. Construction of Block B has not been started yet.
6. The promoter vide another letter dated 18.12.2023 has submitted that construction of FAR of 8215.687 sq.m. in Block A will be completed in 5-6 months. Construction of Block B has not started yet and no third party rights have been created by the promoter, so request has been made to exclude said FAR of 8216.916 sq.m from the registration certificate.
7. The promoter has not submitted service estimates of the project and copy of Environmental Clearance dated 09.11.2017.
8. Promoter vide another letter dated 22.12.2023 has submitted CA Certificate dated 02.11.2023 which depicts that percentage of development works completed is 20.03%.
9. The promoter has not submitted Architect Certificate and Engineer Certificate. Photographs of the project have been submitted.
10. The promoter has not filed QPR online for which suo motu complaint bearing no. 1925 of 2022 is pending before the Authority in which penalty of ₹1,000/- per day has been imposed till filing of QPR.
12. After consideration, Authority decided as under:-
 - i. Promoter has applied for 1st and 2nd extension whereas 3rd extension has become due on 01.09.2023, hence, Authority ordered that audit of project be got conducted from a CA empanelled firm and a public notice be given in newspapers for inviting objections from general public.
 - ii. As per CA Certificate, percentage of completion of work is only 20.03%. Promoter should submit resolution plan for completion of project.
 - iii. Architect Certificate and Engineer Certificate be submitted.
 - iv. Service plan estimates be submitted by promoter.
 - v. Promoter/ One of Directors be personally present on next date of hearing to explain exclusion of FAR 8216.916 sq.mtrs. from registration.



13. Adjourned to 20.03.2024.



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.

CA Ashima