



**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 09.07.2025.**

**Item No. 292.14**

**Extension of registration U/s 6 and continuation of registration U/s 7(3) of RERD Act, 2016.**

**Promoter: Adore Realtech Pvt. Ltd.**

**Project: "Happy Homes Exclusive" – An Affordable Group Housing Colony on land measuring 4.125 acres situated in Village Bhudhena, Sector 86, Faridabad, Haryana.**

**Reg. No.: 209 of 2017 dated 15.09.2017 valid upto 14.09.2021. Project Id: RERA-PKL-609-2019.**

**Temp ID: RERA-PKL-609-2019.**

**Present: Adv. Harish Batra (via VC) and Adv. Tanya on behalf of the promoter**

1. The promoter vide letter dated 12.04.2024 had requested for extension of real estate project "Happy Homes Exclusive". License no. 29 of 2016 dated 27.12.2016 was renewed upto 26.12.2024. The promoter has filed QPRs upto **31.12.2024**.

2. The promoter vide reply dated 26.11.2024 had submitted CA certificate which depicts that % of works completed is 100%. Amount received from the allottees till 31.10.2024 is ₹122.12 cr. The promoter has also submitted Engineer and Architect Certificates which depicts that the project is 100% complete. The promoter has also intimated the FAR of commercial area.

3. Request has been made to grant extension for three years, i.e., upto 14.06.2025 (including nine months COVID period).



4. On 22.01.2025, Authorized Representative Sh. Jyoti Sidana submitted that Occupation Certificate has been applied as 100% work is complete. Authority decided that promoter should submit the following:

- i. Promoter should deposit deficit extension fee of ₹. 10,88,844/- for three years.
- ii. Late fee amounting to ₹. 10,09,962/- and penalty of ₹. 15,65,438/- be deposited as per resolution of Authority dated 07.08.2024.
- iii. Status of renewal of license be submitted.
- iv. Copy of approved service plans and estimates.
- v. Audit of project be conducted from an empaneled CA firm and a public notice be issued in newspapers inviting objection from general public.
- vi. Audit fee of ₹. 41,300/- and public notice fee of ₹. 10,000/- be deposited by Promoter.

5. In view of above, vide letter dated 21.03.2025, auditor has been appointed to conduct audit of the project. Also, notice in two newspapers namely Indian Express and Dainik Bhaskar on 22.03.2025.

6. On 02.04.2025, Ld. Counsel Ms. Tanya informed that a representation against late fee, penalty and appointment of auditor has been submitted in the Authority on 25.03.2025. The decision of conducting an audit has been without any reason as OC for the colony has already been granted on 11.08.2023. Counsel also submitted that promoter has applied for extension in 2021 and hence, imposition of penalty and late fee is unjustified.

7. On 02.04.2025, Authority decided that since the Occupation certificate of the Project has been obtained, the orders regarding appointment of auditor are hereby withdrawn. Auditor be informed accordingly. The office is directed to examine reply dated 25.03.2025.

8. The promoter vide letter dated 25.03.2025 has requested the Authority:

- i. To set aside the late fee and penalty since they applied for extension before the Authority on 14.12.2021 and has time to time made all the compliances: This extension application was placed before the Authority on 05.01.2022 wherein the Authority observed that *the promoters have completed about 89% of the development works of the project. The present registration is valid upto 14.06.2022, which include general extension of nine months due to Covid-19. Since, more than five months are still available with the promoters and balance 11% development works are pending, therefore, the promoters should complete the project within the balance period available with the promoters. In case they still require further extension, they may approach the Authority at an appropriate time.*
- ii. Not to conduct audit: Vide letter dated 23.04.2025, withdrawal of audit of project has been conveyed to the auditor.
- iii. Adjust payment of Rs. 7 lacs in the outstanding RERA extension fee and grant extension: The said payment was made in Suo motu complaint no. 3014 of 2022 wherein show cause was issued for being lapsed project.
- iv. Grant extension certificate.





9. The promoter has also submitted copy of renewal of license (valid upto 26.12.2024) and also submitted copy of service estimates, however service plans have not been submitted (and soft copy of all the documents also be submitted).

10. After consideration, the Authority observes that since the License has lapsed on 26.12.2024, the promoter should submit a copy of renewal of license before the said extension is considered. The request to set aside the late fee of ₹ 10,09,962/- and penalty of ₹ 15,65,438 is not acceptable, since their earlier extension application was placed before the Authority on 05.01.2022 wherein the promoter was directed to approach the Authority for extension at an appropriate time. Therefore, it was the duty of the promoter to apply for extension in time. Regarding adjustment of payment of penalty made in suo moto complaint, the Authority is of the view that such penalty was imposed on the promoter for non compliance of the orders of the Authority under section 61 r/w section 63 of the RERA Act 2016, however the above stated late fee and penalty has been imposed on the basis of resolution of the Authority dated 07.08.2025. Therefore, the promoter should submit the same before the next date of hearing.

11. Adjourned to 24.09.2025.



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.



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