



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. 239.50

Continuation of registration of the project for second year under Section-7(3) of 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

Temp ID: 841 of 2020.

1. The registration of the Real Estate Project "Regency Park" of area measuring 8.181 acres which is a Group Housing Colony situated in Village Satrod Khurd, Sector 11A and 17, Hisar with regard to License No. 262 of 2007 was granted by the HRERA, Panchkula on 13.10.2017 vide Registration No. 295 of 2017. The license No. 262 of 2007 dated 01.12.2007 was granted for Group Housing Colony over an area of 12.081 acres in the revenue estate of village Satrod, Hisar which has been renewed upto 01.12.2024 on 30.12.2022.

2. M/s Aarcity Builders Pvt. Ltd. through its authorized signatory Jaikishan Verma has applied for continuation of registration for the second year vide letter dated 15.12.2023 of their Group Housing Colony namely "Regency Park" which is registered vide registration No. 295 of 2017 dated 13.10.2017 valid upto 31.12.2021 and extended upto September 2022 (COVID extension). The applicant promoter has submitted the following :

- i.) A demand draft no. "024920" dated 14.12.2023 of Rs.2,16,530/- in favour of HRERA, Panchkula drawn on IDBI Bank as extension fee.
- ii.) The project consists of area measuring 8.181 acres which would be developed in phases. The applicant had completed first phase consisting of tower B,D & G of the



project and part occupancy certificate for the same has been obtained on 21.06.2023. The company is developing the second phase which consists of tower A, which it wishes to complete by the end of December 2024.

- iii.) To complete the unsold units of the said project the promoter is exploring the possibility of SWAMIH Funding.
- iv.) Necessary queries have already replied in the first extension replies.
3. It is pertinent to mention that the application for first extension of the registration of the project is already pending before the Authority.
4. The applicant has also submitted the following documents with the application :
 - i. Registration certificate of the project bearing registration number 259 of 2017 dated 13.10.2017.
 - ii. Renewed License no. 262 of 2007 dated 1.12.2007 granted for Group Housing Colony over an area measuring 12.081 acres which is valid upto 01.12.2024.
 - iii. Occupation certificate for 8700.235 sq meter which has been obtained on 29.10.2018.
 - iv. Occupation certificate of Towers B, D and G and EWS which has been obtained on 21.06.2023.
5. Authority observes that first year extension under Section-6 of RERD Act, 2016 was considered by Authority vide item no. 237.08 of meeting held on 03.01.2024 which is listed for hearing on 21.02.2024 and a Suo-motu Complaint No. 1649 of 2023 is already pending against promoter.
6. After consideration, Authority decided as under:-
 - i. Audit of project be got conducted from a CA empanelled firm and a public notice in newspapers for inviting objections from general public be given.
 - ii. After three months, site be inspected by Ld. CTP.
 - iii. Project be monitored on quarterly basis.
7. 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.

LA Kakul