



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 02.07.2025.

Item No. 291.09

Extension of registration under Section 6 of the RERA Act.

Promoter: M/s Mapsko Builders Pvt. Ltd.

Project: "Mapsko Galleria" a commercial pocket on land measuring 1.82 Acres (7365.222 Sq. Mtrs) situated in Sector-27, Sonipat.

Reg. No.: HRERA-PKL-SNP-72-2018 dated 14.12.2018 valid upto 30.06.2019. Extension granted upto 30.06.2020.

Temp ID: 595-2019.

Present: Adv. Sumesh Malhotra on behalf of the promoter.

1. The promoter vide letter dated 05.07.2023 has applied for extension of their project for gap period from grant of registration (30.06.2019) to grant of occupation certificate (08.08.2019). The same was heard by the Authority on 04.09.2023 vide item no. 225.10 wherein it was decided that promoter be asked to upload up to date quarterly progress reports. After that, extension case will be considered.

2. On 10.01.2024 (Item No. 238.19), Adv Tarun Ranga appeared before the Authority and apprised that QPRs have been filed up to March 2020. Authority ordered that QPRs are to be filed up to the date of completion of the Project.

3. Thereafter, when the matter was heard by the Authority on 06.03.2024 vide Item No. 244.06 Sh. Tarun Ranga apprised the Authority that up to date QPRs have been uploaded on web portal of Authority. Hence, Authority decided to grant one year extension under Section-6 of RERA Act, 2016.



4. However, on perusal it was noticed that QPRs have only been filed upto March 2020 and no QPRs have been filed after March, 2020. Thereafter, the promoter vide letter dated 28.06.2024 was directed to file upto date QPRs and after that extension will be considered. The date of hearing was given as 17.07.2024.
5. However, till now no QPRs have been filed upto the date of completion of the project. Furthermore, extension was also applied only for gap period from grant of registration (30.06.2019) to grant of occupation certificate (08.08.2019). As per Newtech Judgment extension/compliances have to be made in this case till the date of grant of completion certificate.
6. The above was heard by the Authority in its meeting held on 07.08.2024 vide item no. 261.16 wherein the Authority decided to grant extension of one year under Section-6 of RERA Act, 2016. QPRs are to be filed up to the date of receipt of Completion Certificate. Hence, orders of Authority dated 06.03.2024 are amended to the extent that QPRs are to be filed up to grant of Completion Certificate and not up to receipt of Occupation Certificate. Authority further directed that promoter should apply for further extension as registration was valid up to 30.06.2019.
7. Thereafter, since no reply was received from the promoter, the Authority on 13.11.2024 decided that promoter be issued show cause notice under Section-35 read with Section-61 of RERA Act, 2016 as to why penalty may not be imposed for not applying for extension up to the grant of completion certificate. Authority also decided to ban further sale in the project since the extension granted has already lapsed.
8. In view of the above, show cause notice dated 23.12.2024 was issued and the promoter had submitted reply dated 07.01.2025, which was considered by the Authority in its meeting held on 15.01.2025 wherein it was observed that under RERA Act, 2016 formalities are to be completed till the grant of completion certificate. Hence, Authority decided that promoter should apply for completion certificate of commercial area under intimation to Authority and comply with the earlier directions of the Authority.
9. The promoter vide letter dated 15.01.2025 has informed that during the course of hearing held on 15.01.2025 they were directed to submit a copy of application for grant of Completion Certificate submitted to the Director, Town & Country Planning, Haryana for the project namely Mapsko Galleria. Hence, they are submitting a copy of the application



submitted at DTCP office for perusal. However, on perusal it is observed that no such copy of application as averred by the promoter has been enclosed with the letter dated 15.01.2025.

10. The Authority on 26.03.2025 has observed that no copy of application as averred by the promoter has been enclosed with the letter dated 15.01.2025. Adv. Sumesh Malhotra appearing on behalf of promoter assured that he will submit a copy of the application made to the Director, Town & Country Planning, Haryana for grant of Completion Certificate. The Authority further directed the promoter to submit an up to date application for extension of registration otherwise penal action as per RERA Act shall be initiated.

11. Reply has not been received from the promoter. The Authority after consideration decides to decline the request of the promoter to grant further extension under Section 6 of the Act with a liberty to file afresh under Section 7(3) of the Act. There shall be an absolute ban on the sale of unsold inventory till extension is granted by the Authority.

12. Disposed of.



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 Sumbhan
Subman
19/7/25