



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 02.07.2025.

Item No. 291.17

Continuation of registration for third, fourth and fifth year under Section 7(3) of the RERD Act, 2016 – Pardesi Developers Private Limited.

Promoter: Pardesi Developers Pvt. Ltd.

Project: USHAY TOWER – group housing colony having FAR measuring 45503.42 sq. mtrs and a commercial pocket of 252.22 sq. mtrs out of total land measuring 14.15 acres situated in Village Rasoi Sector 61, Sonipat.

Reg. No.: HRERA-PKL-SNP-140-2019 dated 25.07.2019 valid upto 31.03.2020. Certificate for first and extension in addition to 9 months covid benefit granted upto 31.12.2022.

Temp ID: 555-2019.

Present: Sh. Jyoti Sidana on behalf of promoter.

1. The Authority had registered this colony on 25.07.2019. Vide letter dated 05.04.2024, the promoter had applied for further continuation of registration of project upto 31.12.2024.

2. The same was considered by the Authority in its meeting held on 24.04.2024 vide Item No. 250.20 wherein the Authority decided that promoter should submit Architect and Engineer Certificate as well as copy of application submitted to DTCP for grant of Occupation Certificate. After that request of promoter will be considered.

3. Thereafter, vide reply dated 03.07.2024 the promoter had submitted: -

a) Architect certificate and Engineer Certificate certifying that 100% of works have been completed.



- b) Copy of application dated 09.10.2023 for grant of OC and copy of reports issued by Chief Engineer HSVP.
- c) QPRs have been uploaded upto 31.03.2024.
4. The Authority on 11.09.2024 vide Item No. 265.09 decided that as it is a group housing colony, fee worked out to be conveyed to the promoter. The fee deficit, if any, be deposited before next date of hearing.
5. Sh. Jyoti Sidana was present during the meeting however, he has not contacted the office after hearing and the fee could not be communicated to the promoter, the Authority on 13.11.2024 has decided that deficit fee, late fee and penalty as per resolution of Authority dated 07.08.2024 be worked out and communicated to the promoter.
6. On the last date of hearing, i.e., 15.01.2025, Sh. Jyoti Sidana AR was conveyed deficit extension fee of ₹ 5,45,558/-, late fee ₹8,11,759/- and penalty Rs 6,49,406/-. He stated that deficit extension fee is being deposited today and will apply for extension accordingly.
7. Vide letter dated 16.01.2025, the promoter has applied for further extension of registration upto 31.12.2025 alongwith the extension fee of ₹ 1,33,100/-. The promoter has now mentioned that 100% of development work has been completed. The promoter has also applied for grant of Occupation Certificate of towers S, R3, R4. The promoter has also not paid deficit extension fee of ₹ 5,45,558/-, late fee ₹8,11,759/- and penalty ₹ 6,49,406/- as already conveyed.
8. License no. 126-128 of 2007 dated 27.02.2007 was valid upto 26.02.2025. On 26.03.2025, the promoter was directed to submit copy of renewed license alongwith the deficit fee.
9. Vide reply dated 01.04.2025, the promoter has informed that they have deposited the late fee / delay penalty as per 10% resolution of the Authority. The Calculation of Fee deposited is enclosed. Further they have deposited an amount of ₹ 10,32,652/- (vide RTGS dated 25.03.2025) as Late Fee and ₹ 1,44,087/- (vide RTGS dated 25.03.2025) as Penalty.



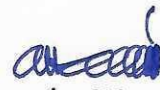
Further, they have clarified that the extension alongwith Fee was already paid with the application for extension vide dated 16.01.2025.

10. As verified from the Accounts Branch, an amount of ₹ 11,76,739/- has been received from the promoter on 25.03.2025. After perusal of reply, it is observed that neither the calculation sheet as averred by the promoter has been enclosed with the reply nor copy of renewed license has been submitted. Further, it has come to the notice of the Authority that vide order dated 12.02.2019 passed by the Hon'ble High Court of Delhi, CMD Buildtech Pvt. Ltd. has taken over the project "Ushay Tower" from the promoter. The promoter is directed to submit an affidavit stating therein whether all the rights and liabilities including the list of allottees have been transferred to CMD Buildtech Pvt. Ltd. The promoter is further directed to apprise the Authority that in what capacity the promoter, i.e., Pardesi Developers Pvt. Ltd. has applied for extension of the present project. Reply in this case be filed within 30 days, i.e., by 01.08.2025.



11. Adjourned to 10.09.2025.



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.



19/7/25