



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. 239.31

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

Promoter: Arihant Infra Realtors Pvt. Ltd.

Project: "Arihant South Winds" a Group Housing Project on land measuring 1.62 acres situated in Plot no. GH-01, Sector 41, Surajkund, Faridabad, Haryana.

Reg. No: HRERA-PKL-326-2017 dated 17.10.2017 valid upto 31.12.2019.

Temp Id: RERA-PKL-570-2019.

1. Arihant Infra Realtors Pvt. Ltd. vide letter dated 20.10.2023 has applied for extension of registration of their project "Arihant South Winds" a Group Housing Project on land measuring 1.62 acres situated in Plot no. GH-01, Sector 41, Surajkund, Faridabad, Haryana registered vide registration no. 326 of 2017 dated 17.10.2017 valid upto 31.12.2019. First extension was granted to promoter by Authority in its meeting held on 19.04.2021 which was valid upto 30.06.2021 (including period of six months). Second extension was granted by the Authority in its meeting held on 18.07.2022 which was valid upto 29.09.2022.

2. The matter was last considered by the Authority on 30.10.2023 whereby following order was passed:

"i. As the registration has lapsed, promoter be issued show cause notice under Section 7(1) of RERA Act, 2016 as to why registration may not be revoked?"

ii. Further sale in project is prohibited.

iii. Audit of the project be got done from CA empanelled form of the Authority.

iv. Public notice in newspapers be got published for inviting objections from general public.

v. Promoter should submit copies of approved demarcation plan, zoning plan, building plans and service plan estimates.

vi. CA certificate certifying the percentage of work completed."



3. The promoter vide reply dated 04.12.2023 has submitted copy of approved demarcation cum zoning plan and building plans. It has been submitted that service estimates are not applicable as external development work is in the scope of competent authority and they had been allotted plot on FSI basis with external development charges.
4. The promoter has also submitted CA certificate dated 12.10.2023. However, percentage of work completed has not been certified in this certificate. The promoter has submitted that except some finishing work which is to be done at the time of handover, they have completed the entire construction and development work and all necessary NOCs required for completion of project have been obtained and they have applied for issuance of completion certificate to the competent authority on 21.07.2021.
5. In compliance of the orders of the Authority, suo motu complaint no. 2717 of 2023 has been registered against the promoter which is listed for first hearing on 05.02.2024. Further, public notice has been published in the newspapers on 28.12.2023 and no objection has been received till date. Also, the matter has been sent for appointment of auditor.
6. The promoter has sought extension for further 24 months till 29.09.2024. However, if extension is granted, the same can be granted till 29.09.2023.
7. The promoter has submitted online quarterly up to 30.09.2023.
8. Extension fee for 4th extension beyond 29.09.2023 has not been deposited.
9. CA Certificate does not show the amount of expenditure spent, however, Architect/Engineer's Certificate shows that 100% works have been executed at site.
10. Authority observes that auditor report has not yet been received. Promoter has applied for completion certificate on 21.07.2023 but is still pending. Promoter should intimate whether any observations have been received in respect of completion certificate.
11. Adjourned to 13.03.2024.



Handwritten signature and date: 13/12/24.

True copy

Handwritten signature of Executive Director.

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 Ashina