



**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 27.08.2025.**

**Item No. 297.28**

**Continuation of registration of project for second year u/S-7(3) of RERA Act, 2016.**

**Promoter:** M/s Aegis Value Homes Ltd.

**Project:** "Smart Homes Karnal" an Affordable Group Housing Colony on land measuring 5.6534 acres situated in Sector 32, Karnal, Haryana.

**Reg. No.:** 265 of 2017 dated 09.10.2017 valid upto 23.10.2021, extended upto 23.07.2022 (9 months general extension) & First extension was granted upto 23.07.2023.

**Present:** Adv. Tarun Ranga on behalf of the promoter.

1. Aegis Value Homes Ltd. vide letter dated 16.06.2023 has applied for continuation of registration for the second year of the said project under Section 7(3) of RERA Act, 2016, i.e., upto 23.07.2024. M/s DMSG & Associates has been appointed as auditor on 08.09.2023 and public notice was published in newspapers on 25.08.2023 inviting objections from general public, no objections have been received in the Authority till date.)

2. On 05.06.2024, Mr. Divey Dhamija, Director of Company explained the latest status of project. Vide reply dated 04.06.2024 and 07.06.2024, the promoter has submitted the following:

- i. Photographs of the Project.
- ii. Copy of application dated 24.08.2023 submitted to DTCP in Sept 2023 for Occupation certificate of Tower/Block- A1, A2, A3, A4, A5, A6, A7, B1 and commercial block-Creche and Anganwadi of the Project -- "Smart Homes"
- iii. Copy of Service Estimates of the Project.
- iv. Cost of ₹ 1 Lac imposed on 10.04.2024.





3. On 28.08.2024, Authority decided as under –
- Promoter should submit renewed License as it has expired on 04.03.2024.
  - Up to date QPRs be uploaded on web portal of the Authority.
  - Copy of approved Service Plans be submitted.
  - Date of completion of project be informed.
  - Promoter should submit an undertaking that no sale has been made after 19.09.2023.
4. As per resolution dated 07.08.2024, the promoter should deposit late fee of ₹ 1,45,998/-. Vide reply dated 07.01.2025, promoter has applied for extension of registration of project under Form Rep-V (Rule 6(1)) upto October 2025 along with extension fee of ₹ 2,91,997/-. Renewal of License No. 02 of 2016 dated 05.03.2016 which is renewed upto 04.03.2025. Environmental clearance certificate dated 24.10.2017 which was valid upto 23.10.2024. Architect Certificate for quarter ending 30.09.2024, Engineer Certificate for quarter ending 30.09.2024 which states that 96.79 % external work has been done and 97.14% of Internal work has been done in the entire project, CA Certificate which states that 97.43 % works has been completed. Approved Estimates has been also been submitted.
5. Vide reply dated 16.01.2025, promoter has submitted an affidavit that no sale has been made after 19.09.2023 in the said project. Vide reply dated 17.02.2025, promoter has informed that QPRs have been uploaded upto September 2024, the Project is already complete O.C. for the entire project has been received on 20.09.2024, Once the OC is received, there is no such requirement to renew the EC.
6. On 05.03.2025, the Authority observed that the Audit Report is still pending as complete information has not been provided by the Promoter as informed by the Auditor telephonically. As per resolution dated 07.08.2024, the promoter should deposit late fee of ₹ 1,45,998/- regarding application for continuation of registration upto 23.07.2024, the Promoter is also liable to pay late fee and penalty as per resolution dated 07.08.2024 for the extension application dated 07.01.2025. The Promoter is directed to provide complete information to the Auditor within a period of 7 days.
7. On 14.05.2025, Adv. Tarun Ranga appeared on behalf of the promoter and submitted that they have applied for the Renewal of Licence.
8. The Authority decided that promoter should give point wise reply to the information asked by the auditor in his reminders issued to the promoter and also send a copy of the same





in the Authority and to the auditor by 25.06.2025. Also both the promoter and the Auditor be personally present on the next date of hearing. The office is also directed to send a copy of these orders to the Auditor.

9. Orders of the Authority were mailed to the auditor on 20.06.2025. No reply has been received neither from the promoter nor from the Auditor.

10. Occupation Certificate for the entire project measuring 49218.65 square meters has been received by the promoter on 20.09.2024. On 16.07.2025, after hearing the promoter and auditor, Authority directed the promoter to provide all the information to the auditor within 3 days so that Auditor can submit the audit report in next 7 days. The promoter is also directed to submit list of all the projects being developed by the promoter along with their name, address and land details, deposit late fees, a copy of renewal of license and apply for further extension.

11. Vide letter dated 16.07.2025, the promoter has given clarification on projects of Aegis Value Homes Limited:

-Smart Homes Karnal: Temp ID 486-2019

Location: Sector-32A, Karnal

OC granted on 20.09.2024

-Aegis Woods: not registered

Location: Sector-33, Karnal

Sealed by DULB in May 2019 due to non-payment of statutory dues

-There exist a separate plotting project named Aegis Skyhigh, developed by Aegis Skyhigh Housing Corporation Pvt. Ltd. Neither Mr. Divey Sindhu Dhamija nor Aegis Value Homes Ltd. hold any shareholding/control in Aegis Skyhigh Housing Corporation Pvt. Ltd.

12. Vide letter dated 16.07.2025, the promoter has submitted point wise reply to auditors queries, information sent to auditor, deposited late fee of ₹ 1,45,998/- and copy of application of renewal submitted before the DTCP, Haryana. Point wise reply submitted by promoter is as follows:

Date	Particulars
28.09.2023 at 05:26 pm	Point no. 1, 2 and 5 from your list under letter requirements dated 10.09.2023 in this 1st email.





28.09.2023 at 05:37 pm	Point no.6 from your list under letter requirements dated 10.09.2023 in this 2nd email
28.09.2023 at 05:47 pm	Point no.9 from your list under letter requirements dated 10.09.2023 in this 3rd email
28.09.2023 at 06:01 pm	Point no.10 from your list under letter requirements dated 10.09.2023 in this 4 <sup>th</sup> email
28.09.2023 at 06:14 pm	Point no.11 from your list under letter requirements dated 10.09.2023 in this 5 <sup>th</sup> email
28.09.2023 at 06:21 pm	Point no.12 (in earlier email) from your list under letter requirements dated 10.09.2023 in this 6 <sup>th</sup> email
28.09.2023 at 06:27 pm	Point no.13 (remaining docs) and 14 from your list under letter requirements dated 10.09.2023 in this 7 <sup>th</sup> email
11.10.2023 at 05:17 pm	To inform that some of the accounts related doc / info are expected to be provided by Team Accounts / Operations of the Company by end of this week as some of the key person of the Company have been on leave during this period
17.11.2023 at 11:00 am	The Company is expecting to provide all the required details by the end of this week i.e.18.11.2023, you are requested to kindly allow us some time accordingly.
18.11.2023 at 08.04 pm	To inform that most of the remaining information/ documents have been provided in the Google drive and the link of the same is given below for your checking for Audit purpose.
02.12.2023 at 05:30 pm	The details of information/ documents being provided based on your list of requirements dated 16.10.2023.
16.09.2024 at 10:26 am	Request to resume RERA audit- smart homes project AEGIS VALUE HOMES LTD. (the Company)
15.04.2025 at 02:29 pm	Urgent Request for Audit Discussion and Finalization  We have been unable to connect with your representative for an online meeting or call to address any outstanding queries
12.05.2025 at 6:13 pm	AEGIS-RERA AUDIT - Google Drive - showing what is available as on date.

13. No reply/audit report has been received from the Auditor.

14. The counsel appearing on behalf of the promoter informed that the audit report has been submitted by the auditor on 25.08.2025 (Monday). Further informed that late fee has been deposited in the registry of the Authority. The counsel stated that application for



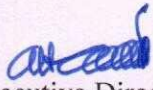


extension of the project registration will be submitted as and when renewal of license is received from the DTCP, Haryana.

15. The office is directed to send a copy of the audit report to the promoter for comments and submit the same before the next date of hearing. Adjourned to 26.11.2025.



True copy

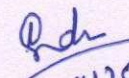
  
Executive Director,  
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.



(LA Indu)

STP

  
09/09/25