



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 30.07.2025.

Item No. 294.47

Continuation of registration of project under Section 7(3) of RERA Act, 2016.

Promoter: Pivotal Infrastructure Private Limited.

Project: "Royal Heritage" a Group Housing Colony on land measuring 20.31 acres situated in Sector 70, Village Mujheri, Ballabgarh, Faridabad, Haryana.

Reg. No.: HRERA-PKL-FBD-47-2018 dated 14.09.2018 valid upto 31.03.2019. First extension upto 31.12.2019. Continuation of Registration under Section-7(3) for second year granted upto 31.12.2020.

Temp ID: 636-2019.

Present: Adv. Karan Kaushal on behalf of the promoter

1. Pivotal Infrastructure Private Limited vide letter dated 26.10.2023 has applied for extension of registration of the captioned project. M/s S.P. Chopra & Co. was appointed as auditor vide letter dated 15.02.2024 to conduct the audit of the project who submitted its report on 08.10.2024 which was placed before the Authority on 04.12.2024.

2. As per orders, copy of audit report was sent to the promoter on 22.11.2024. On 04.12.2024, Authority decided that promoter should submit following information/documents before next date of hearing:

- i. Details of allottees containing name, address, apartment number etc as well as details of vacant flats/apartments.
- ii. Submit Engineer and CA certificate.
- iii. Deposit auditor fee of Rs.41,300/-.



- iv. Late fee and penalty be conveyed to promoter.
- v. Ban on sale to continue."

3. Vide letter dated 22.01.2025, cost of ₹1 lac was deposited which was imposed on 09.10.2024. The promoter has filed QPRs upto 30.06.2024. License No. 78 of 2009 was renewed upto 02.12.2024.

5. On 29.01.2025, Learned Counsel and Director of Company submitted that OCs of all towers have been received and submitted on 24.01.2025. In the month of November 2024, an amount of Rs. 8.19 Lacs has been deposited.

Authority decided to grant extension for 2nd year under Section-7(3) of RERA Act, 2016. Promoter should also apply for extensions which have become due and deposit Rs. 10,000/- on account of publication of notice fee and Rs. 41,300/- as auditor fee before the next date of hearing. Status of renewal of license be also given. Office is directed to examine the replies submitted by the Promoter and put up before the Authority on next date of hearing. (Extension Certificate upto 31.12.2020 has been uploaded on web portal of the Authority)

6. Vide reply dated 24.01.2025, the promoter has submitted CA Certificate, Engineer Certificate and List of existing allottees.

- i. C.A Certificate dated 21.01.2025 states the following:

Cost of Project – Rs. 528.99 Cr

Means of Finance – Rs. 528.99 Cr

- ii. Architect Certificate dated 16.01.2025 which states date of inspection – 31.10.2019 and is incomplete.

7. Vide Reply dated 27.01.2025, the Promoter has submitted the following:

- i. Approval Letter of Service Plan Estimates dated 03.02.2017
- ii. Approval of revised building plan dated 27.08.2012

8. Vide letter dated 27.01.2025, the Promoter has submitted comments on the report of the auditor which were placed before the Authority on 09.04.2025.

9. On 09.04.2025, Authority asked the promoter to submit the following:

- i. Status of Renewal of License.
- ii. Revalidated copy of Building Plans.
- iii. Response to Point 5.1, 5.3 (c) of Auditor's Report.
- iv. Engineer Certificate showing progress of the project.




- v. Architect Certificate (Date of inspection- 31.10.19) is incomplete and Promoter should submit an updated certificate showing progress of the project.
- vi. C.A. Certificate is not in order.
- vii. Copy of approved Service Plan and Estimates.
- viii. Auditor fee of Rs. 41,000/- and Public Notice fee of Rs. 10,000/-
- ix. The Promoter should apply for further extension under Section- 7(3) of RERA Act, 2016.
- x. Extension fee, Late and Penalty as per resolution dated 07.08.2024 and 29.01.2025 after considering Occupation Certificate dated 30.11.2017 and 25.06.2018 (as falls within the validity of Registration upto 31.12.2029):
 - i. Late fee – Rs. 11,51,748/-
 - ii. Penalty – Rs. 26,49,002/-
 - iii. Extension fee paid – Rs. 8,90,020. Fee as per resolution dated 29.01.2025 – Rs. 5,75,873/-. Excess Extension fee – Rs. 3,14,147 /- which may be adjusted in late fee to be paid by the promoter.
 - iv. Promoter should upload upto date QPRs.
 - v. Status related to the construction of schools in the project premises.

10. On 16.07.2025, Authority directed the promoter to comply with all the observations mentioned above before 30.07.2025, so that final decision regarding this agenda could be taken.

11. Today, the counsel informed that the promoter has filed reply on 29.07.2025. The Authority directs the office to examine the reply and place it on the next date of hearing. Adjourned to 08.10.2025.



True copy


Executive Director,
HIRERA, Panchkula

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

STP



LA (Monika)

