



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, hrerapkl-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 08.10.2025.

Item No. 302.08

Continuation of registration for 4th year u/s 7(3).

Promoter: Astrum Value Homes Pvt. Ltd. and Stanza Developers & Infrastructures Pvt. Ltd.

Project: "La Regencia Phase II" group housing project on land measuring 4.36 acres situated in Sector-19, Panipat.

Reg. No.: 46 of 2018 dated 17.09.2018 valid up till December, 2019, first extension granted upto 31.12.2020, second extension granted upto 30.09.2022.

Temp ID: 316-2018.

License No: 997 of 2006 dated 16.06.2006 on land measuring 6.412 acres, renewed upto 15.06.2025

Present: Shobit Phutela, Advocate

1. Vide letter dated 31.12.2024, the promoter has applied for continuation of registration of project for fourth year. The applicant promoter has submitted an extension fee of ₹ 2,70,200/-.
2. Architect certificate dated 04.10.2024 and Engineer certificate dated 04.10.2024 have been submitted. CA certificate dated 17.10.2024 states that total estimated work is of ₹ 7006 lacs, expenses incurred upto 31.03.2024 is ₹ 6,527.86 lacs and balance to be incurred is ₹ 478.14 lacs. Percentage of total work completed is 93.18%.
3. QPRs have been uploaded up to 31.12.2023. Photographs of the project are annexed.



4. The promoter states that they have received OC for 2 towers-Tower E&F (out of 5 towers) but the copy of OC (dated 25.10.2023) enclosed is for Tower E&D2. The promoter states that they have initiated steps for formation of association of flat owners and shall handover the project as per due process and procedure. The promoter requests to grant extension upto 15.06.2025 and no further extension shall be required in the matter.
5. After perusal of record, it was found that third extension of registration (i.e., upto 30.09.2023) was placed before the Authority on 21.11.2022, wherein the Authority decided that *standard procedure for granting second and third extension be devised like issue of notice, advertisement in newspapers for inviting objections from allottees/RWAs, audit of project, etc. Ld. CTP shall prepare the procedure which will be placed in Authority meeting for consideration.*
6. On 05.02.2025, the promoter was directed to upload up to date QPRs. The promoter requests for extension upto 15.06.2025 which is continuation of registration for fourth & fifth year. Thus, audit of project be got conducted from a CA firm empanelled by the Authority and a public notice be issued in two newspapers for inviting objections from general public regarding grant of extension. Promoter should deposit late fee of ₹ 5,40,376/- and penalty of ₹ 7,29,508/- and extension fee for 5th year before next date of hearing along with Auditor fee of ₹ 41,300/- and ₹ 10,000/- of public notice charges. After that the request of the promoter will be considered.
7. The Auditor was appointed on 21.03.2025 and public notices were issued on 22.03.2025. On 23.04.2025, the Authority decided to adjourn the matter. The promoter was granted one last opportunity to comply with the orders of the Authority dated 05.02.2025.
8. Vide letter dated 23.04.2025, the promoter submitted late fee, penalty, auditor fee and public notice charges. However, fee for 5th year extension was yet to be submitted. Audit report was received vide letter dated 12.06.2025 and the same was mailed to the promoter on 01.07.2025 for comments, however no reply received in this regard.
9. That as per the order dated 30.07.2025, Authority directed the promoter to deposit fees for 5th year extension and submit their comments on the audit report ten days before the next date of hearing however the promoter has not submitted comments on the audit report nor has the promoter submitted the deficit fee.



10. Today, Mr. Shobit Phutela counsel for the promoter informed that promoter does not want to submit any comments regarding the audit report and he will deposit the deficit fee.

11. In view of the above, the Authority directs the promoter to apply for 5th extension after payment of the requisite fee of ₹ 2,70,200/-. Adjourned to 14.01.2026.



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.

STP


27/10

Aktu

28.10.2025