



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 08.10.2025.

Item No. 302.09

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

1. Pivotal Infrastructure Private Limited vide letter dated 26.10.2023 had 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. The auditor submitted its report on 08.10.2024, which was placed before the Authority on 04.12.2024.

2. A copy of audit report was sent to the promoter on 22.11.2024 for comments. 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 ₹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 ₹ 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 ₹ 10,000/- on account of publication of notice fee and ₹ 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 – ₹ 528.99 Cr

Means of Finance – ₹ 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 had 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, Promoter had 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 ₹ 41,000/- and Public Notice fee of ₹ 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 – ₹ 11,51,748/-
 - ii. Penalty – ₹ 26,49,002/-
 - iii. Extension fee paid – ₹ 8,90,020. Fee as per resolution dated 29.01.2025 – ₹ 5,75,873/- Excess Extension fee – ₹ 3,14,147/- which may be adjusted in late fee to be paid by the promoter.
 - xi. Promoter should upload upto date QPRs.
 - xii. Status related to the construction of schools in the project premises.

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

11. On 30.07.2025, the counsel informed that the promoter had filed a reply on 29.07.2025. The Authority directed the office to examine the reply and place it on the next date of hearing.

12. The promoter has submitted the reply vide letter dated 29.07.2025:

- a. Submitted a copy of application made on 24.08.2019 to the Directorate of Town and Country Planning, Haryana for Re-Validation of Building Plan of License No. 78 of 2009 dated 03.12.2009 and License No. 33 of 2010 dated 20.04.2010.
- b. Submitted a copy of CA certificate, which is not in order.
- c. Submitted Auditor fee of ₹41,000/- through NEFT Receipt No. PUNBX24278429553 dated 04.10.2024 and Public Notice fee of ₹10,000/- Via Online Payment Receipt No. RERA-PKLP1753705286 dated 28.07.2025.
- d. Has uploaded QPR till 30th June, 2025.

13. The promoter has not submitted any document/reply on Observation No. i, iii, iv, v, vii, ix, x, xi & xii.

14. Today, no one appeared on the behalf of the promoter. After consideration the Authority decides that application for continuation of registration filed u/s 7(3) of the Act is returned with a liberty to file afresh after removal of above deficiencies. Since extension has not been granted by the Authority, therefore the promoter is directed not to advertise, book, sell any plot in the project.

15. Disposed of.



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

LA - Karanjeet
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373