



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. 302.25

Submission of the Completion certificate- Continuation of registration under section 7(3) of the RERA Act, 2016.

Promoter: Conscient Infrastructure Pvt. Ltd.

Project: 'Habitat 78'- an Affordable group Housing Project on land measuring 7.394 acres situated at Sector 78, Faridabad, Haryana.

Reg. No.: 78 of 2017 dated 29.08.2017 valid upto 19.07.2022.

Temp ID: RERA-PKL-488-2019.

1. Conscient Infrastructure Private Limited vide letter dated 19.04.2024 has submitted that captioned project has been completed and they have obtained the OC from DTCP and after obtaining OC, they have applied to DTCP for grant of completion certificate which was granted on 10.04.2024. Request has been made to exempt the project from compliances of Section 4(2)(I)(D), Section (11) of RERA Act, 2016 in respect of withdrawal of amount in separate account and from filing of quarterly compliances etc.
2. On 22.05.2024, Authority observed that project registration was valid upto 19.07.2022 whereas completion certificate has been granted on 10.04.2024. Hence, Authority decided that promoter should apply for extension of project. Promoter should also submit approved service plan and estimates as well as file up to date QPRs.
3. The promoter vide reply dated 16.12.2024 had submitted copy of approved service plans and estimates.
4. On 23.04.2025, Authority granted last opportunity to the promoter to comply with the orders of the Authority failing which show cause notice under section 63 shall be issued. The



Authority also directed the office to send a copy of this order to promoter by e-mail and through registered post. Orders were delivered via mail on 22.05.2025.

5. Vide reply dated 22.05.2025 and 28.05.2025, the promoter has submitted a copy of online application of extension on 07.05.2025 and copy of REP V on 22.05.2025 in the Authority with the request to not issue show cause notice u/s 63 of the Act. QPRs have been uploaded upto 30.06.2024, i.e., upto CC.

The promoter has applied for continuation of registration upto 19.04.2025, therefore extension fee for 2 years works out to ₹ 3,52,983/- (promoter has paid ₹ 1,65,100/- therefore deficit fee is ₹ 1,87,883/-, late fee and penalty as per resolution 07.08.2025 and 29.01.2025 works out to ₹ 3,52,983/- and ₹ 4,41,225/- respectively which has to be deposited by the promoter.

6. On 30.07.2025, counsel requested for calculation of extension fee, late fee and penalty as per resolution dated 07.08.2025 and 29.01.2025. The Authority directed the office to recalculate the fee and convey the same to the promoter.

7. Calculation of extension fee, late fee is as under:

- Registration No. 78 of 2017 was valid upto 19.07.2022 & the promoter has been given 9 months benefit of Covid, after which registration was valid upto 19.04.2023.
- Occupation Certificate granted by the Directorate of Town and Country Planning, Haryana on 31.12.2021.
- Completion Certificate granted by the Directorate of Town and Country Planning, Haryana on 10.04.2021.
- Promoter submitted copy of online application of extension on 07.05.2025 and copy of REP V on 22.05.2025 in the Authority.
- The promoter has applied for extension from 19.04.2023 to 19.04.2025.

Registration fee:-

67080.401 (achieved FAR for group Housing i.e. 225) x 22.5=	₹15,09,309/-
2197.647 (achieved FAR for group Commercial i.e. 175) x 35=	<u>₹76,917</u>
	₹15,86,226/-

Extension fee from 19.04.2023 to 19.04.2025:-

10% of Registration fee x 2

10% x ₹15,86,226/- x 2 = ₹3,16,452/-

Late fee from 19.04.2023 to 19.04.2025:-

20% of Registration fee

20% x ₹15,86,226/- = ₹3,17,245/-



Penalty from 19.04.2023 to 22.05.2025:-
10% of Registration fee x 25 months
10% x ₹15,86,226 x 25 = ₹3,96,555/-

Extension fee for 2 years works out to ₹3,16,452/- (promoter has paid ₹ 1,65,100/-), therefore deficit fee is ₹1,51,352/-, late fee and penalty as per resolution 07.08.2025 and 29.01.2025 works out to ₹3,17,245/- and ₹3,96,555/- respectively which has to be deposited by the promoter. The same has been conveyed to the promoter via mail on dated 06.10.2025.

8. Today, no one appeared on the behalf of the promoter. After consideration the Authority decides to grant one more opportunity to the promoter to deposit the extension fee, late fee and penalty before the next date of hearing.

9. 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


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LA-Karamjeet

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