



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 24.09.2025.

Item No. 300.08

Extension of registration U/s 6 and continuation of registration U/s 7(3) of RERA Act.

Promoter: Adore Realtech Pvt. Ltd.

Project: "Happy Homes Exclusive" – An Affordable Group Housing Colony on land measuring 4.125 acres situated in Village Bhudhena, Sector 86, Faridabad, Haryana.

Reg. No.: 209 of 2017 dated 15.09.2017 valid upto 14.09.2021.

Temp ID: RERA-PKL-609-2019.

Present: Adv. Tanya on behalf of promoter

1. The promoter vide letter dated 12.04.2024 had requested for extension of real estate project "Happy Homes Exclusive". License no. 29 of 2016 dated 27.12.2016 has been renewed upto 26.12.2024. The promoter has filed QPRs upto 31.12.2024.
2. The promoter vide reply dated 26.11.2024 has submitted CA certificate which depicts that 100 % works have been completed. Amount received from the allottees till 31.10.2024 is ₹122.12 cr. The promoter has also submitted Engineer and Architect Certificate which depicts that the project is 100% complete. The promoter has also intimated the FAR of commercial area.
3. Request has been made to grant extension for three years, i.e., upto 14.06.2025 (including nine months COVID period).
4. On 22.01.2025, Authorized Representative Sh. Jyoti Sidana submitted that Occupation Certificate has been applied as 100% work is complete. Authority decided that promoter should submit the following:

a. Promoter should deposit deficit extension fee of ₹. 10,88,844/- for three years.



- b. Late fee amounting to ₹ 10,09,962/- and penalty of ₹ 15,65,438/- be deposited as per resolution of Authority dated 07.08.2024.
- c. Status of renewal of license be submitted.
- d. Copy of approved service plans and estimates.
- e. Audit of project be conducted from an empaneled CA firm and a public notice be issued in newspapers inviting objection from general public.
- f. Audit fee of ₹ 41,300/- and public notice fee of ₹ 10,000/- be deposited by Promoter.

5. On 21.03.2025, an auditor was appointed to conduct the audit of the project. Also, public notice in two newspapers namely Indian Express and Dainik Bhaskar was published on 22.03.2025 to seek public objections if any.

6. On 02.04.2025, Ld. Counsel Ms. Tanya informed that a representation against late fee, penalty and appointment of auditor has been submitted in the Authority on 25.03.2025. The decision of conducting an audit has been without any reason as OC for the colony has already been granted on 11.08.2023. Counsel also submitted that promoter had applied for extension in 2021 and hence, imposition of penalty and late fee is unjustified.

On 02.04.2025, Authority decided that since the Occupation certificate of the Project has been obtained, the orders regarding appointment of auditor are hereby withdrawn. Auditor be informed accordingly. The office is directed to examine reply dated 25.03.2025.

7. The promoter vide letter dated 25.03.2025 has requested the Authority:

- a. To set aside the late fee and penalty since they applied for extension before the Authority on 14.12.2021 and has time to time made all the compliances: This extension application was placed before the Authority on 05.01.2022 wherein the Authority observed that *the promoters have completed about 89% of the development works of the project. The present registration is valid upto 14.06.2022, which include general extension of nine months due to Covid-19. Since, more than five months are still available with the promoters and balance 11% development works are pending, therefore, the promoters should complete the project within the balance period available with the promoters. In case they still require further extension, they may approach the Authority at an appropriate time.*
- b. Not to conduct audit: Vide letter dated 23.04.2025, withdrawal of audit of project has been conveyed to the auditor.
- c. Adjust payment of ₹ 7 lacs in the outstanding RERA extension fee and grant extension: The said payment was made in Suo motu complaint no. 3014 of 2022 wherein show cause was issued for being lapsed project.
- d. Grant extension certificate.



8. The promoter had also submitted a copy of renewal of license (valid upto 26.12.2024) and also submitted a copy of service estimates, however service plans have not been submitted (and soft copy of all the documents also be submitted).
9. On the last date of hearing, i.e., 09.07.2025, the Authority observed that since the License had lapsed on 26.12.2024, the promoter should submit a copy of renewal of license before the said extension is considered. The request to set aside the late fee of ₹ 10,09,962/- and penalty of ₹15,65,438/- is not acceptable, since their earlier extension application was placed before the Authority on 05.01.2022 and the promoter was directed to approach the Authority for extension at an appropriate time. Therefore, it was the duty of the promoter to apply for extension in time. Regarding adjustment of payment of penalty made in suo moto complaint, the Authority was of the view that such penalty was imposed on the promoter for non-compliance of the orders of the Authority under section 61 r/w section 63 of the RERA Act 2016, however the above stated late fee and penalty was imposed on the basis of resolution dated 07.08.2025. No reply has been received from the promoter.
10. Today, counsel for the promoter informed that in Suo-Moto Complaint No. 3014 of 2022, the promoter has paid a penalty of ₹5,00,000/- for contravention of the provision of the act and for not complying with the orders of the Authority. After consideration, Authority observed that in Sou-Moto Complaint No. 3014 of 2022, the Authority had imposed a penalty of ₹5,00,000/- under Section 61 read with section 63 of RERA Act, 2016 for contravention of provision of the act and not complying with the orders of the Authority.
11. Therefore the Promoter is required to pay late fee of ₹ 10,09,962/- and penalty of ₹ 15,65,438/-.
12. Adjourned to 24.12.2025.



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.

CA - Karamjeet
15/10

STP on leave