



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 24.09.2025.

Item No. 300.10

Continuation of registration u/s 7(3) of the RERA Act, 2016.

Promoter: Ajay Enterprises Pvt. Ltd.

Project: "Edenwood Towers" - a Group Housing Colony on land measuring 2.662 acres situated in Village Lakkarpur, Sector-39, Faridabad, Haryana.

Reg. No.: HRERA-PKL-FBD-92-2019 dated 24.01.2019 valid upto 30.09.2023. Covid extension granted upto 30.06.2024. First extension was valid upto 30.06.2025.

Temp ID: 323-2018.

1. Vide letter dated 10.07.2025, the promoter had informed that their project is complete in all respects, and they were granted the Occupancy Certificate (OC) for the same on 22.08.2024. Out of 76 apartments in the said project, only 65 apartments have been booked for sale to date, and all the 65 allottees have been offered/given possession of their respective apartment till date. Moreover, the remaining 11 apartments are also absolutely ready for possession for their prospective buyers. Completion Certificate (CC) for the Group Housing Colony was applied on 09.09.2024, and they expect that the same shall be granted shortly. However, to comply with RERA rules & regulations and keeping in view that the process of granting of CC is taking more time than anticipated, therefore they applied for extension of registration by another one year as that will also build confidence about the project amongst prospective buyers. Accordingly, the promoter requested to grant extension of registration for a period of 12 months under Section 6 of the RERA Act, 2016 and for that purpose, following documents:

- a. The Demand Draft No. 133572 dated 07/07/2025 drawn on Axis Bank Limited of an amount of ₹ 1,65,000/- as extension fee.



- b. Copy of the OC dated 22.08.2024.
2. Thereafter, the promoter vide letter dated 04.08.2025 was informed that while granting last extension for one year, i.e., upto 30.06.2025 on 14.08.2024, the Authority had directed to submit copies of service plans/estimates along with photographs of the site in next 15 days. The same have not been submitted till date. As far as the request for extension of registration is concerned, the promoter was asked to apply on web portal as well as on Form REP-V for continuation of the project under Section 7(3) of RERA Act, 2016 till Completion Certificate is granted by DTCP Haryana.
3. Now, vide letter dated 08.09.2025, the promoter has submitted the following: -
- Service plans/estimates along with the photographs of the project.
 - ₹ 51,300/- as fee for public notice and auditor's appointment. The same is being appointed.
4. The Application u/s 7(3) of the Act filed by the promoter has been examined and following shortcomings are noticed: -
- The extension application does not reflect submission date on the top right corner, which means it is not finally submitted online.
 - The promoter has not enclosed any annexures in support of above application which have been uploaded online along with the application u/s 7(3) of the Act.
 - Copy of renewed license has not been submitted.
5. The promoter is directed to comply with the above deficiencies before the next date of hearing.
6. 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.

LA - Shubham


15/10/25

STP on leave