



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-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 24.01.2024.**

**Item No. 239.07**

**Continuation of registration of project for second year– Auditor Reply.**

**Promoter: M/s Dwarkadhis Projects Pvt. Ltd.**

**Project: “Casa Romana” – Group Housing Colony on land measuring 8.376 acres in sector-22, Dharuhera, Rewari.**

**Reg. No: HEREA-PKL-RWR-105-2019 dated 21.05.2019 valid upto 31.03.2021 (after covid relief – valid upto 31.12.2021).**

**Temp ID: 431-2019.**

**Present: Ld. Counsel Sh. Tarun on behalf of Promoters.**

1. Order of the Authority dated 11.09.2023 is as follows:

*4. Authority observes that promoter at the time of registration has submitted 31.03.2021 as completion date of project in A-H proforma. After giving relief of covid period of nine months, registration would be valid up to 31.12.2021. Thus, it would be second extension of project.*

*5. After consideration Authority decided that promoter should deposit the extension fee accordingly. Extension fee cannot be waived of. Authority also decided that audit of project be got done from a CA firm empanelled by HRERA Panchkula. A public notice be published in newspapers for inviting objections from general public.*

*6. Adjourned to 20.11.2023.*

2. As per the orders dated 11.09.2023, Authority decided to appoint auditor and publish public notice. Public notices were issued on 13.10.2023 and no objections were received. Vide letter dated 17.10.2023 M/s S.P. Chopra & Co. were appointed to audit the project.

3. The matter was last considered on 21.11.2023. As no reply was received from the promoter and the auditor report was awaited, so the matter was adjourned to 22.01.2024.



4. Vide letter dated 14.12.2023, the promoter states that he has submitted extension fee.  
The promoter submitted extension fees for first year however, fees for continuation of registration for second year is not submitted.
5. Vide letter dated 19.12.2023, Auditor submits that certain critical/vital documents/information (*like List of total flats, flats sold, flats surrendered/resumed/cancelled/restored; total amounts of sale of flats, total amount recoverable from actual flats sold and received till date; ledger accounts for the complete project period for 'Capital work in progress, income recognized, advance from customer, loan accounts of related parties' and details of transactions and related parties; total receipts and expenditure made during the current period i.e. 01.04.2023 to 30.09.2023 with related supporting documents; details/supporting (party-wise/year-wise) related to expenditure booked under Administrative expenses; consolidated statement of cash flows for the project since beginning till 30.09.2023*) are still pending to be provided and verified by them. In the absence of such information, they are not in position to complete audit and submit final report. The Auditor has requested the promoter to submit above stated information by 20.12.2023.
6. This case relates to first extension of registration no. 105 of 2019 dated 21.05.2019 valid upto 31.12.2021 and continuation of registration under section 7 of the Act:
- The validity date in A-H form submitted by the promoter at the time of registration shows the completion date as 31.03.2021, (after granting relief of covid period, the registration would be valid upto 31.12.2021)
  - Fees for second extension has not been submitted and the fee to be charged for Auditors report to be submitted;
  - Public notice has been issued on 13.10.2023, however no objections have been received.
  - Auditor was appointed on 17.10.2023, the auditor has sought for certain documents/information from the promoter which was provided to the auditor on 20.12.2023.
  - Architects certificate dated 31.03.2023 states that 68.89% works have been completed in Towers L,M,N,P,R,S,H,J,K,U,T (out of 15 towers).
  - The Auditor confirmed that he would submit his report by next week.




7. After consideration Authority decided as under:
- i. Fee for 2<sup>nd</sup> year extension be deposited.
  - ii. Fee of Auditors be submitted.
  - iii. Out of 15 Towers L, M, N, P, R, S, H, J, K, U & T have been partially constructed.  
When the construction of towers will be completed?
  - iv. Promoters should submit Resolution plan after completion of project with details.
8. Adjourned to 13.03.2024.



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.

  
12/2/24  
LA Monika