



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 01.10.2025.

Item No. 301.06

Extension of project u/s 6 of the Act.

Promoter: RPS Infrastructure Limited.

Project: "RPS Central" a commercial colony measuring 0.399 acres situated in Sector 88, Faridabad.

Reg. No.: HRERA-PKL-201-2017 dated 15.09.2017 valid upto 14.09.2019.

Temp ID: 747-2019

Present: None for the Promoter.

1. RPS Infrastructure Limited vide letter dated 07.02.2024 has informed that the promoter has obtained Occupation Certificate dated 06.12.2019 for the project namely "RPS Central" a commercial colony measuring 0.399 acres. On 21.02.2024, Authority decided that the occupation certificate be taken on record and uploaded on the web portal of Authority. In compliance of above order, OC was uploaded.
2. On 24.04.2024, Authority observed that part completion certificate was granted, hence all compliances are to be made till grant of completion certificate. QPRs are to be filed till the grant of completion certificate. Last opportunity is granted to promoter to apply extension of project otherwise penal action as per RERA Act, 2016 will be initiated.
3. The promoter vide reply dated 21.06.2024 has applied for extension of the project stating that registration was valid upto 14.09.2019 and OC was received on 06.12.2019, hence request for extension of registration for a period of six months was sought.
4. On 09.10.2024 Authority observed that as per Newtech Judgment, Hon'ble Supreme Court has settled the law that all statutory compliances are to be made by the developers till receipt of completion certificate. In the present case, promoter has received only part



completion certificate and not the completion certificate. Hence, Authority decided that entire area is registrable.

5. On 29.01.2025, Authority decided that promoter be issued show cause under Section-35 read with Section-63 of RERA Act, 2016 as to why penalty may not be imposed for not complying with the orders of the Authority? The promoter is also directed to comply with the orders of the Authority.

6. In view of above, Show Cause Notice dated 05.03.2025 was issued to the Promoter which has been sent via email on 05.03.2025 and delivered through registered post on 10.03.2025

7. Vide reply dated 23.01.2025, Promoter has submitted that the New Tech Judgement by Hon'ble Supreme Court revolves around the on-going project but our project has received occupation certificate by DTCP. Thus, putting up question about the completion certificate is a new query that has not been mentioned in the agenda meeting but now adding this query is a queer addition to the order.

Our application pertains to rectify the gap between RERA registration period and granting of Occupation Certificate leading to a gap of approximately three months. To rectify the gap, we were advised by your office to apply for 12-month extension. We complied with this recommendation and promptly paid the extension fee as well. But after a prolonged period, there is requirement of completion certificate. This requirement of completion certificate is unrelated to the purpose of original request and the completion certificate does not seem relevant.

Also, Hon'ble law and Legislative Department, Haryana Government vide its notification dated 18.12.2024 has clarified " in cases where the colonizer has either obtained occupation certificate for all the building blocks in case of other than plotted colonies or where part completion certificate for the entire colony has been obtained in case of plotted colonies, no further scrutiny for the purpose of grant of completion certificate shall be necessary and such completion certificate may be issued upon payment of applicable infrastructure augmentation charges." i.e. if project has received occupation certificate, then completion certificate shall not be required.

8. On 09.04.2025, Sh. Rajesh Kushwaha informed that a reply to show cause notice dated 05.03.2025 has been submitted in the Authority yesterday.

9. Vide reply dated 08.04.2025, the promoter states that reply under your (Authority) direction was filed on 23.01.2025 (which has already been considered by the Authority on 09.04.2025).

10. Vide letter dated 06.06.2025, the promoter has also submitted a copy of final completion certificate granted by DTCP on 28.05.2025 in respect of license 08 of 2010 granted for setting up residential plotted colony over an area measuring 19.98 acres.



11. Authority observed that RC was valid upto 14.09.2019 and Completion certificate has been granted on 28.05.2025, therefore, the promoter needs to apply for extension from 14.09.2019 to 28.05.2025. Further, the promoter was directed to upload QPRs upto second quarter of 2025.

12. Promoter stated vide reply dated 12.09.2025 that:

- a) The Project is not an "ongoing project" but one that already stand granted occupation certificate, later followed by final completion certificate.
- b) All QPRs have been timely filed since inception, including the latest second quarter QPR, and copy attached.
- c) The promoter has already deposited the prescribed extension fee as directed by the Authority.
- d) Therefore, the direction requiring application for extension from 14.09.2019 to 28.05.2025 is not only redundant but also beyond the scope of original proceedings and inconsistent with the law and Government clarifications.

Also, Promoter prayed to:-

- i. Acknowledge that the promoter has duly complied with the requirements by depositing extension fees, filling all QPRs, and subsequently obtaining the completion certificate.
- ii. Withdraw the fresh direction requiring application for extension from 14.09.2019 to 28.05.2025, as the same is unwarranted, redundant, and contrary to the legal and factual position.
- iii. Treat the matter as concluded, recognizing that the project is no longer "ongoing" and stands duly completed in accordance with the law.

13. QPRs of the project have been uploaded upto second quarter of 2025.

14. Today, no one appeared on behalf of the promoter. After consideration the Authority decided to grant one more opportunity to the promoter to apply for extension from 14.09.2019 to 28.05.2025 failing which Authority will be constrained to take coercive measures.

15. Adjourned to 07.01.2026.



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

LA (Karanjeet)
24/10