



**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. 301.07**

Extension of registration u/s 6 of RERA Act, 2016 including COVID extension.

**Promoter:** Alesia Buildtech Pvt. Ltd.

**Project:** "Adore Samriddhi" – An Affordable Group Housing Colony on land measuring 6.331 acres situated in Village Riwazpur and Tikawali, Sector-89, Faridabad, Haryana.

**Reg. No.:** HRERA-PKL-FBD-68-2018 dated 22.11.2018 valid upto 31.12.2022 (if covid extension granted then valid upto 31.09.2023).

**Temp ID:** RERA-PKL-343-2018.

**Present:** Adv. Tanya on behalf of the promoter.

1. M/s Alesia Buildtech Pvt. Ltd. vide letter dated 16.01.2024 has requested for extension of the captioned project. On 09.10.2024, Authority observed:

- "7. The promoter has not filed any reply to the above-mentioned observations. It is pertinent to mention that the promoter has to pay cost of ₹2 lac (₹1 lac imposed in covid extension and ₹1 lac imposed in case of extension).
8. As per resolution dated 07.08.2024 passed by the Authority, the promoter will be liable to pay late fee of ₹14,03,752/- and penalty of ₹2,80,752/-. (Although COVID extension has not been specifically granted till date but for the purpose of calculating penalty, last date of registration has been taken after granting benefit of COVID period).
9. Mr. Jyoti submitted that OC has been received on 24.08.2024 and one lac cost has been deposited. After consideration, Authority decided that promoter should deposit late fee, penalty and remaining cost of ₹one lac before next date of hearing.

2. The promoter vide reply dated 09.10.2024 has submitted that they have got part occupation certificate for all towers except approx. 2200 sqm area in the said project. With regard to consent of 2/3<sup>rd</sup> allottees, it has been submitted that the project is on its completion date and hence the same may not be possible at this stage as handing over possession stands already given to the respective allottees. Hence, 2/3<sup>rd</sup> consent may not be insisted.





3. On 29.01.2025, Authority decided that promoter be issued show cause notice 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. Promoter should submit consent of 2/3<sup>rd</sup> allottees as building plans have been revised and deposit late fees of ₹ 14,03,752/- & ₹ 2,80,752/- as penalty.
4. In view of Show Cause Notice dated 05.03.2025 has been sent to the Promoter via registered post which has been delivered on 27.03.2025 and sent via email on 05.03.2025 which has been duly delivered.
5. On 09.04.2025, Adv. Tanya, Id. counsel for the promoter submitted that there is no requirement to seek 2/3<sup>rd</sup> consent in light of office order dated 05.11.2020, which categorically noted that consent shall be mandated in future revisions and not the ones where in-principal approval was already granted. The Authority vide its orders dated 31.01.2024, had also observed that "the promoter has paid extension fee of ₹ 6,53,600/- which is in order" and therefore, no late fee or penalty amounting to ₹ 14,03,752/- and ₹ 2,80,752/- needs to be imposed. All the compliances regarding submission of Engineer, C.A and Architect Certificate have been duly made. Also, Occupation Certificate of all towers had been received except approx. 2200 Sqm. and complete Occupation Certificate has been obtained on 21.11.2024.
6. On 09.04.2025, the Authority granted last opportunity to the promoter to submit Consent of 2/3<sup>rd</sup> allottees as building plans have been revised and reply to the show cause notice dated 05.03.2025. The office is directed to again examine extension fee, late fee and penalty as per resolution dated 07.08.2024 and 29.01.2025, considering the occupation certificates obtained by the Promoter. The Authority also directs the promoter to make written submissions against imposition of late fee, penalty and requirement of 2/3<sup>rd</sup> consent of the allottees, so that a final decision can be taken.
7. Vide letter dated 11.04.2025, the promoter has stated the following:
  - a. Regarding penalty of ₹ One lakh on 23.07.2024: The director of the promoter could not be available due to personal commitment and hence, sought leave of the Ld. Authority for his absence and the said penalty was paid on 01.05.2024 prior to imposition of the additional penalty;
  - b. That complete OC has also been obtained on 21.11.2024, thus, promoter requests to set aside late fee and penalty and also requests to adjust ₹ 1,70,760/- which was paid in excess of the extension fee.
  - c. Regarding 2/3<sup>rd</sup> consent of the allottees, the promoter states that the same is not applicable since deemed consent has been taken for the revision. The promoter has referred to section 8 of the Contract Act, 1872 and concept of acceptance by conduct by the Hon'ble SC in case of Bhagwati Prasad Pawan Kumar v. UOI 2006.

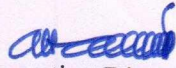




8. Since the OCs were received after the registration got lapsed, therefore, resolution dated 29.01.2025 would not be applicable in the present case.
9. The counsel appearing on behalf of the promoter states that allottees have been informed regarding change in building plans and no objection were received, therefore, it should be considered as deemed consent and also 500 families are residing happily inside the project. Counsel also requested to not impose late fee and penalty since they have received OC.
10. Authority observed that as per provision of RERA Act, 2016 written consent of 2/3d allottees are required and hence, Authority directed the promoter to submit the same. Further, the promoter should also deposit the late fee and penalty before the next date of hearing. No reply has been received from the promoter.
11. Today, counsel submitted that the appeal has been filed against the Authority resolution dated 07.08.2025.
12. After consideration, the Authority observed that the promoter had not mentioned any *force majeure* conditions in his application and decided to return the present application with liberty to file a fresh application filed under section 6 of the Act for continuation of registration under Section 7 (3) of the Act. The promoter is directed not to sell any new unit/ flat in the project.
13. Disposed of.

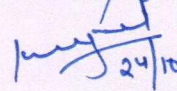


True copy

  
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 (Karajjeet)  
  
24/10