



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, hrerapk1-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 12.11.2025.

Item No. 304.44

Non - requirement of any further extension of the Project.

Promoter: M/s SLF Anushree Apartments.

Project: "SLF Anushree Apartments" - Group Housing Colony on area measuring 10.925 Acres situated in Sector 75 & 76, Tehsil and District Faridabad.

Reg. No.: 215 of 2017 dated 18.09.2017 valid up to 17.09.2022. Covid extension granted upto 17.06.2023 and first extension upto 17.06.2024. Continuation of Registration for the second year granted upto 17.06.2025.

Temp ID: 495-2019.

1. The promoter vide letter dated 10.03.2025 has informed that they have received the 100% occupation certificate of the captioned project and has enclosed a copy of the occupation certificate dated 02.04.2019 and 19.11.2024. They have also applied for a Completion Certificate as well on 09.01.2025.
2. The promoter has referred to the Haryana Gazette Notification dated 18.12.2024, which mentions that the Completion certificate may be issued upon payment of applicable Infrastructure Augmentation Charges. The promoter informed that the said Augmentation Charges already stand deposited amounting to ₹65,88,000/- (receipts enclosed.)
3. The promoter has stated that the project is complete in all respects and there is no pending construction activity. The promoter is in the process of handing over possession to all the allottees post execution of Conveyance Deed. The promoter has mentioned that they do not require any further extension and in fact by June 2025, the majority of conveyance



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deeds would stand executed. The promoter is awaiting the issuance of the Completion Certificate and further extension is not required.

4. On 07.05.2025, the Authority observed that even if the promoter has paid Augmentation Charges as per Haryana Gazette Notification dated 18.12.2024, the completion certificate has not been obtained as on date. In case the promoter receives Completion Certificate on or before the expiry of the registration of the project i.e. 17.06.2025, then the promoter does not need to apply for continuation of registration of the project.

5. On 13.08.2025, two letters dated 12.08.2025 have been received from the promoter. The office was directed to examine the same and put up before the Authority on the next date of hearing.

6. The promoter vide reply dated 12.08.2025 submitted that in continuation of the letter dated 22.07.2025 and letter dated 02.08.2025, a letter for the Completion Certificate with a recommendation towards above mentioned group housing colony has been issued by the SE(OP) Circle, SHBVN, Faridabad vide Memo No. Ch. 42(OC) dated 01.08.2025 and is submitted at the office of the Director General, Town & Country Planning, Haryana, Chandigarh. A copy of an email dated 29.07.2025 has been submitted by the promoter vide which Sh. Suraj Katyal, PA (HQ) O/o DTCP, Haryana addresses to SE OP/Circle, DHBVN, Faridabad stating-

"The subject matter has been examined in reference to your memo dated 08.07.2025 and noticed that the copy of this office memo dated 17.03.2025 has duly been uploaded online on the OC/CC portal. However, same may not be received to you due to any technical glitch. Therefore, I have been requested you to send the requisite comments through email."

7. The promoter vide reply dated 12.08.2025, has applied for extension of registration under Section-7(3) of RERA Act, 2016 for 1 year. Following were submitted by the Promoter:

- Form REP-V along with an Extension fee of ₹1,37,000/- via online Payment Receipt No. RERA-PKLA1753185371 dated 22.07.2025.

Particulars	Percentage
Percentage of works completed at the time of last extension	100%
Percentage of Development Works executed as per Architect's Certificate till date	100%
Percentage of Development Works executed as per Engineer's Certificate till date	100%
Percentage of Development Works executed as per CA's Certificate till date	100%
Auditor Fee (₹41,300/-) Payment Details	0



Public Notice Fee (₹10,000/-) Payment Details	0
QPR's Filed upto	30.06.2025

- ii) The promoter also submitted a copy of his letter dated 22.07.2025 vide which he informed the Authority that they had applied for the Completion Certificate for the entire group housing project on 09.01.2025, along with which they had deposited ₹65,88,000/- towards Infrastructure Augmentation Charges. The promoter had also submitted a fee of ₹1,37,000/- towards a one year extension in the Authority vide GR No. 250722236905430 dated 22.07.2025 and requested the time extension for the above mentioned project.
- iii) Submitted a copy of the renewal of licence No. 61 of 2007 dated 09.02.2007, valid upto 08.02.2026.

The present application has been examined, and the following shortcoming has been noticed: -

- a) QPR uploaded till 31st March, 2025.
- b) Extension fee is deficit by ₹5,37,549/-.
- c) Form 'REP-V' not submitted.
- d) An explanatory note regarding delay in project not submitted.
- e) The Form is incomplete, and the late fee and penalty can only be computed after the complete submission of the form.
- f) Photographs of the project have not been submitted.

8. Whereas, in addition to the two letters dated 12.08.2025, the promoter vide reply dated 08.09.2025, submitted an application for delisting of HRERA Certificate No. 215 of 2017 dated 18.09.2017 as the promoter has obtained the Final Completion Certificate issued by the Directorate of Town and Country Planning vide Memo No. LC-821-PA-(SK)/2025/34940 dated 05.09.2025. (copy enclosed)

9. The promoter also submitted a copy of his letter dated 22.07.2025 vide which he informed the Authority that they had applied for the Completion Certificate for the entire group housing project on 09.01.2025, along with which they had deposited ₹65,88,000/- towards Infrastructure Augmentation Charges. The promoter had also submitted a fee of ₹1,37,000/- towards a one year extension to the Authority vide GR No. 250722236905430 dated 22.07.2025.

10. In continuation of the letter dated 22.07.2025, the promoter vide letter dated 02.08.2025 submitted that the letter for the Completion Certificate with recommendation towards above mentioned group housing colony has been issued by the SE(OP) Circle, SHBVN, Faridabad vide Memo No. Ch. 42(OC) dated 01.08.2025 and is submitted at the office of the Director General, Town & Country Planning, Haryana, Chandigarh.

11. Upon perusal of the reply dated 08.09.2025, it transpired that:



- i) The promoter has to upload QPRs from 1st April, 2025, till the grant of CC, i.e., 05.09.2025.
- ii) While granting RC, no special conditions were imposed on the promoter.
- iii) The promoter has to pay a deficit fee.

12. Today, Adv Tarun Ranga appearing on behalf of the promoter was informed of the observations/deficiencies mentioned at (a) to (f) of paragraph 7 and (i) to (iii) of para 11 above. Upon consideration, the Authority directs the promoter to rectify the said deficiencies and adjourned to 04.02.2026.



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 (away)

LA Karanjeet
Karanjeet 4/12