



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 03.12.2025.

Item No. 306.06

First Extension of registration u/s-6 of RERA Act, 2016.

Promoter: Haryana Sehri Vikas Pradhikaran, Hisar.

Project: Sector-24 Raipur Road, Hisar", on land measuring 31.65 acres.

Reg. No.: HRERA-PKL-HSR-125-2019 dated 25.06.2019, valid up to 31.12.2020.

Temp ID: RERA-PKL-574-2019.

1. The Promoter has applied for first extension of registration under Section- 6 of RERA Act, 2016 vide letter dated 05.06.2024. The promoter has submitted the following:

- Extension Fee of ₹ 12,80,830/- via Demand Draft dated 04.06.2024
- Photographs of the project showing development.

2. The Promoter has also submitted the following information:

Total cost of project/Estimated cost ₹ 329.70 lakh and total expenditure incurred till Feb 2024 was ₹ 237.93 lakh. Development works are pending in encroachment area. For 8 plots (145 to 152 P) - In front of Plot no. 150,151 & 152 P, development works completed but plot area is under encroachment. For another 11 plots - Development works not completed due to encroachment. So, for total 19 plots development works are pending. Regarding electricity supply system - Total cost is ₹ 58.93 Lakh and total expenditure incurred till Feb 2024 is ₹ 15.60 Lakh and rest of pending work of project is likely to be completed by March 2025. Development works have been completed for 225 plots. (Details of plots provided).

3. Registration was valid upto 31.12.2020. Covid relief of 6 months granted by the Authority vide item no. 125.09 dated 01.02.2021. Three months covid relief could be granted upto 30.09.2021.



4. On 24.07.2024, the Authority decided that promoter should deposit deficit fee of ₹ 37,835/- . After that request of promoter will be considered. The matter was adjourned to 09.10.2024

5. A letter dated 14.08.2024 was received from Chief Administrator HSVP, Panchkula (Haryana) on 28.08.2024 regarding request for grant of Moratorium in all SuoMotu Complaints and Project Cases qua HSVP Sectors under HRERA Act, 2016 and it is prayed that all the proceeding in all cases under HRERA Act may be withheld and kept in abeyance at least for six months.

6. The above was heard by the Authority on 09.10.2024, wherein the Authority has observed that HSVP is squarely covered under definition of promoter. Taking a lenient view, Authority will not take coercive actions till a period of six months is over or any directions are received from the Government, whichever is earlier. It was made clear that no relaxation is being given by the Authority in its earlier decisions/ orders already pronounced and uploaded on its website and HSVP is very much bound to comply with the same. However, all the proceedings of registration etc. will be fixed after 14.02.2025 or till HSVP gets the matter clarified from government, whichever is earlier and the matter was adjourned to 26.02.2025.

7. Now, since 26.02.2025 was a gazetted holiday, the matters fixed for 26.02.2025 were adjourned to 12.03.2025. Neither any reply was received from the promoter nor clarification from Government was received till 12.03.2021.

8. The matter was again heard by the Authority on 12.03.2025, in which Authority observed that;

8. Today, Adv. Neeraj Goel, proxy for Adv. Tarun Ranga appeared and apprised the Court that a reference in this regard has been sent to the Government and requested some time for filing the same. After consideration, the Authority decided that a copy of the reference to the government be submitted one week before the next date of hearing"

9. The promoter vide letter dated 27.05.2025 informed that an application has been sent to Ministry of Housing and Urban Affairs seeking clarification of applicability of RERA Act on statutory bodies such as HSVP and a reply is awaited for the same. Further, HSVP is in the process of filing of SLP in Hon'ble Supreme Court against the orders passed in CWP No. 4760 of 2020 titled Anil Kumar Yadav and others V. State of Punjab by Hon'ble Punjab & Haryana High Court.



10. On 28.05.2025, Adv. Tarun Ranga appeared on behalf of the promoter and requested that a moratorium of at least additional nine months may be granted, so that a final decision in this regard could be taken.

11. After consideration, the matter was adjourned to 03.12.2025

12. Today, the matter is fixed for asserting the status of the application sent to Ministry of Housing and Urban Affairs seeking clarification of applicability of RERA Act on statutory bodies such as HSVP and a reply was awaited for the same. However, no reply has been received till date.

13. Today, Adv. Tarun Ranga appeared on behalf of HSVP and submitted that they have filed a Special Leave Petition (SLP) before the Hon'ble Supreme Court of India vide Diary No. 63782/2025 against the order passed in CWP No. 4760 of 2020 titled Anil Kumar Yadav V/s State of Punjab by the Hon'ble High Court of Punjab and Haryana seeking authoritative clarification on the applicability of RERA Act, 2016 to statutory authorities, including the question of whether statutory development authorities fall within the definition of "Promoter" under Section 2(zk) of the Act. Since the issue is sub-judice and clarification from the Ministry of Housing and Urban Affairs is awaited, it is prayed that no adverse or coercive action be taken against HSVP until the Supreme Court decides the matter and also requested that the moratorium earlier granted may be extended. A copy of request for extension of Moratorium in matters pertaining to Suo Motu Complaints and Project- related proceedings concerning HSVP sectors on the ground of filing of SLP before the Hon'ble Supreme court issued by HSVP dated 3/12/25 has also been submitted during the course of hearing by the counsel for the Promoter. After consideration, the Authority decides to adjourn the matter to 29.07.2026



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.

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