



## **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 10.12.2025.**

### **Item No. 307.07**

**Continuation of registration for third, fourth and fifth year under Section 7(3) of the RERA Act, 2016.**

**Promoter:** Pardesi Developers Pvt. Ltd.

**Project:** USHAY TOWER – group housing colony having FAR measuring 45503.42 sq. mtrs and a commercial pocket of 252.22 sq. mtrs out of total land measuring 14.15 acres situated in Village Rasoi Sector 61, Sonipat.

**Reg. No.:** HRERA-PKL-SNP-140-2019 dated 25.07.2019 valid upto 31.03.2020. Certificate for first and extension in addition to 9 months covid benefit granted upto 31.12.2022.

**Temp ID:** 555-2019.

**Present:** Sh. Jyoti Sidana on behalf of Promoter.

1. The Authority had registered this colony on 25.07.2019. Vide letter dated 05.04.2024, the promoter has applied for further continuation of registration of project upto 31.12.2024.

2. The same was considered by the Authority in its meeting held on 24.04.2024 vide Item No. 250.20 wherein the Authority had decided that promoter should submit Architect and Engineer Certificate as well as copy of application submitted to DTCP for grant of Occupation Certificate.

3. Thereafter, vide reply dated 03.07.2024, the promoter has submitted: -

- a. Architect certificate and Engineer certificate certifying that 100% of works have been completed.
- b. Copy of application dated 09.10.2023 for grant of OC and copy of report issued by Chief engineer HSV.



c. QPRs have been uploaded upto 31.03.2024.

4. The Authority on 11.09.2024 vide Item No. 265.09 has decided that as it is a group housing colony, fee worked out to be conveyed to the promoter. The fee deficit, if any, be deposited before next date of hearing.

5. Sh. Jyoti Sidana was present during the meeting however, he has not contacted the office after hearing and the fee could not be communicated to the promoter, the Authority on 13.11.2024 decided that deficit fee, late fee and penalty as per resolution of Authority dated 07.08.2024 be worked out and communicated to the promoter.

6. On 15.01.2025, Sh. Jyoti Sidana AR was conveyed deficit extension fee of ₹ 5,45,558/-, late fee ₹ 8,11,759/- and penalty ₹ 6,49,406/. He stated that deficit extension fee is being deposited today and will apply for extension accordingly.

7. Vide letter dated 16.01.2025, the promoter has applied for further extension of registration upto 31.12.2025 alongwith the extension fee of ₹ 1,33,100/. The promoter has now mentioned that 100% of development works have been completed. The promoter has also applied for grant of Occupation Certificate of towers S, R3, R4. The promoter has also not paid deficit extension fee of ₹ 5,45,558/-, late fee ₹ 8,11,759/- and penalty ₹ 6,49,406/- as already conveyed.

8. License no. 126-128 of 2007 dated 27.02.2007 was valid upto 26.02.2025. On 26.03.2025, the promoter was directed to submit copy of renewed license alongwith the deficit fee.

9. Vide reply dated 01.04.2025, the promoter has informed that they have deposited the late fee / delay penalty as per 10% resolution of the Authority. The Calculation of Fee deposited was also submitted. Further they have deposited an amount of ₹ 10,32,652/- (vide RTGS dated 25.03.2025) as Late Fee and ₹ 1,44,087/- (vide RTGS dated 25.03.2025) as Penalty. Further, they have clarified that the extension alongwith Fee was already paid with the application for extension vide dated 16.01.2025.

10. On 02.07.2025, it was observed that: -

*As verified from the Accounts Branch, an amount of ₹ 11,76,739/- has been received from the promoter on 25.03.2025. Further, after perusal of reply it is seen that neither the calculation sheet as averred by the promoter has been enclosed with the reply nor copy of renewed license has been submitted. Further, it has come to the notice of the Authority that vide order dated 12.02.2019 passed by the Hon'ble High Court of Delhi, CMD Buildtech Pvt. Ltd. has taken over the project "Ushay Tower" from the*



*promoter. The promoter is directed to submit an affidavit stating therein whether all the rights and liabilities including the list of allottees have been transferred to CMD Buildtech Pvt. Ltd. The promoter is further directed to apprise the Authority that in what capacity the promoter, i.e., Pardesi Developers Pvt. Ltd. has applied for extension of the present project. Reply in this case be filed within 30 days, i.e., by 01.08.2025.*

11. Vide reply dated 01.09.2025, the promoter has enclosed the following:
  - a. Calculation of Fee has been submitted, which is as per Resolutions of the Authority dated 07.08.2024 and 29.01.2025 and the fee is found to be in order,
  - b. Copy of Renewal of License, which is now valid upto 26.02.2027.
  - c. List of allottees.
12. The promoter has further informed that M/s CMD Built Tech Pvt. Ltd. have applied for Transfer of License of its share vide letter dated 09.11.2012 and vide letter dated 20.02.2013, the office of DTCP, Haryana has issued In-principle approval of Transfer of License in favour of M/s CMD Pardesi Developers Pvt. Ltd. Further, vide orders bearing memo dated 08.07.2013, the land of M/s CMD Built Tech Pvt. Ltd. stands transferred to M/s CMD Pardesi Developers Pvt. Ltd. Hence, all the rights and liabilities shall be owned by the Promoter, i.e., M/s CMD Pardesi Developers Pvt. Ltd. The name of the i.e., M/s CMD Pardesi Developers Pvt. Ltd. changed to M/s Pardesi Developers Pvt. Ltd., certificate issued by Ministry of Corporate Affairs was enclosed by the promoter. The Orders dated 12.02.2019; of the Hon'ble High Court of Delhi stated "*the land in question, which respondent company being part of Kundli Project shall be handed over to the non-applicant as agreed upon the parties before 15.02.2019*".
13. The orders of the High Court were enclosed and the promoter had applied for RERA Registration of the said Project vide application dated 29.05.2019. The details of the land owner as well as the promoter were submitted alongwith the application for Registration for the said Project. In view of the above, the promoter requested to allow the continuation of Registration for the project Ushay Tower.
14. The Authority on the last date of hearing i.e., 10.09.2025 had directed the promoter to submit by way of an affidavit that all liabilities of the erstwhile developer will be taken over by the new developer. Thereafter, the request of the promoter shall be considered.
15. The promoter vide reply dated 21.10.2025 has submitted by way of an affidavit that all the Liabilities of the Allottees as per list submitted by the erstwhile developer (while transfer of said license to DTCP, Haryana) will be taken over by the Deponent, i.e., M/s Pardesi Developers Pvt. Ltd.



16. After consideration, the Authority is of the view that the affidavit submitted by the promoter is not in order, since it does not reflect the status of all the allottees of the project and is limited to the list of allottees submitted by the erstwhile developers. In view of the above, the Authority directs the promoter to rectify the same and clearly state that there are no other allottees except those mentioned in the list provided by erstwhile developer, and thereafter approach the Authority with fresh affidavit. Present application is hereby returned with a liberty to file afresh after deduction of 5% processing charges.

17. Disposed of.

True copy

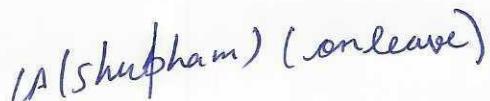


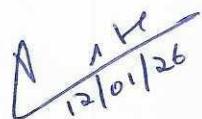
  
Executive Director,  
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.



  
09/01

  
U (Shupham) (on leave)

  
12/01/26