



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 24.12.2025.

Item No. 308.39

Request for renewal of registration as per the terms of the amendment in affordable housing policy under housing for all.

Promoter: Berkeley Automobiles Limited.

Project: "Berkeley Pinjore Heights"- an Affordable Residential Group Housing Colony under PMAY on land measuring 2.125 acres situated in the revenue estate of village Dharampur, Pinjore and limits of municipal corporation, Panchkula.

Reg. No.: HRERA-PKL-PKL-392-2023 Dated 17.01.2023 valid upto 31.12.2024.

Temp ID: 1172-2022.

Present: Adv. Navneet on behalf of the promoter.

1. The promoter vide letter dated 27.11.2025 has submitted an order dated 11.11.2025 passed by Hon'ble Haryana Real Estate Appellate Tribunal in Appeal No. 230 of 2025 with the directions to the Authority to list the matter for hearing on 02.12.2025, in compliance thereof.

2. The matter pertains to the applicant's request concerning renewal/extension of Registration Certificate No. 392 of 2023 dated 17.01.2023, valid upto 31.12.2024, which was earlier disposed of by the Authority vide order dated 08.01.2025, which is reproduced as under;

1. A letter has been received from the promoter on 13.12.2024 stating that clause no. 1 (v) of the original policy -"Affordable Housing Policy under Housing for all-2018 for core area" dated 26.06.2018 has been substituted vide Haryana Government



Gazette (extraordinary notification no. 118-2024/Ext. Chandigarh dated 05.08.2024 with the following-

"Renewal of License: A license granted under this policy may be renewed beyond of period of 4 years from the date of commencement of project on payment of renewal fees at the rate of license fee prescribed for residential plotted colonies".

2. In view of the above notification dated 05.08.2024, the promoter has requested for renewal of registration certificate no. 392 of 2023 dated 17.01.2023 as per the terms of the amended policy. The validity of registration is not affected by the policy relating to the renewal of license and therefore, the date of validity of registration shall remain the same, i.e., 31.12.2024.

3. After consideration, Authority decided that promoter should apply for extension of project in REP-V proforma.

3. The Applicant preferred Appeal No. 230 of 2025 before the Hon'ble Haryana Real Estate Appellate Tribunal challenging the said order.

4. That the Hon'ble Tribunal, after hearing the matter, has been pleased to pass order dated 11.11.2025 whereby the order dated 08.01.2025 has been set aside and the matter has been remitted back to the Authority for fresh decision after affording an opportunity of hearing to the Applicant. The Hon'ble Tribunal further directed the Applicant to appear before the Hon'ble Authority on 02.12.2025 and directed the matter be decided expeditiously, within six weeks from the uploading of the order.

5. After considering the promoter letter dated 27.11.2025 and the Hon'ble Tribunal orders dated 11.11.2025. It is found that:-

a. As per Sr. No. 5 of the ibid order, Ld. Counsel submitted before the Hon'ble Tribunal that no opportunity of hearing had been afforded to the appellant-company in respect of the application dated 05.09.2024 filed by the appellant-company before the Authority.

b. Also, the promoter's application dated 05.09.2024 had already been considered by the Authority in its meeting held on 09.10.2024, vide Agenda Item No. 266.13, and the same had been disposed of with the following remarks:

"6. After consideration, Authority decided that promoter will have to complete the project as per declared date and (as) specified in the RERA registration certificate. The promoter is bound to deliver the possession of flat/ apartment as per the date




specified in the BBA. Thus, request of promoter to extend the completion date of the project cannot be considered and is hereby rejected.”

6. In view of the above, the Authority decides to list the matter for hearing on 10.12.2025 and the mail regarding the intimation of date of hearing before the authority on 10.12.2025 was sent on 09.12.2025 to the respondent, however no reply was received nor anyone appeared on behalf of the promoter.
7. On 10.12.2025 Since, no one appeared for hearing, therefore in the interest of natural justice one more opportunity has been granted on 24.12.2025.
8. Today, Adv. Navneet appeared on behalf of the promoter and requested for a short adjournment. The Authority, after consideration, decides to adjourn the matter.
9. Adjourned to 14.01.2026.




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


12/01

CA (Karanjeet)

12/1/26