



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 29.10.2025.

Item No. 303.22

Request for Revival of Extension of registration of project.

Promoter: KST Infrastructure Ltd.

Project: A Group Housing colony namely "KST Whispering Heights" measuring 8 acres (forming part of license no. 1029-1031 of 2006 dated 29.06.2006 for a total area measuring 49.02 acres) in Sector-88, Faridabad, Haryana.

Reg. No.: HRERA-PKL-FBD-141-2019 dated 05.08.2019 valid upto 31.12.2022.

Temp ID: RERA-PKL-386-2019.

Present: No one appeared.

1. The promoter vide letter dated 29.07.2025 has requested for the revival of the project "KST Whispering Heights" situated at sector-88, Faridabad bearing Reg. No. HRERA-PKL-FBD-141-2019 dated 05.08.2019 valid upto 31.12.2022.
2. The promoter had applied for the extension of the registration of the project titled "KST Whispering Heights", vide letter dated 09.10.2024, alongwith submission of the extension fee of ₹4,93,082/-.

The Authority vide agenda item No. 278.43 dated 05.02.2025 ordered:

3. *The promoter is liable to pay late fee of ₹9, 86,164/- and penalty of ₹13, 80,630/- (after granting benefit of COVID period).*
5. *After consideration, Authority decides to return the present application with liberty to file afresh. The extension fee earlier deposited will be adjusted after deduction of 5% processing charges.*



6. *Disposed of.*

3. The promoter being aggrieved by the said decision filed an appeal bearing Appeal No. 303 of 2025 titled as "KST Infrastructure Ltd. vs HRERA, Panchkula", before the Hon'ble Real Estate Appellate Tribunal, Haryana, challenging the imposition of penalty and late fees by this Ld. Authority vide Order dated 05.02.2025.

4. The promoter requested that the said appeal is likely to be listed before the Hon'ble Real Estate Appellate Tribunal, Haryana, shortly and they shall comply with whatever decision is passed, upon its conclusion.

5. The promoter prayed that Ld. Authority may revive the extension application for registration of the project, during the pendency of the appeal, to avoid disruption of construction and safeguard the interests of the allottees.

6. After perusal it has been found that the matter was listed for hearing on 29.09.2025 before Hon'ble Real Estate Appellate Tribunal, Haryana.

7. Relevant part of the order of Hon'ble Real Estate Appellate Tribunal, Haryana dated 29.09.2025 is produced as below:


"Mr. Hans inter alia contends that the project has gone into Corporate Insolvency Resolution Process (CIRP) and vide order dated 18.06.2020, Interim Resolution Professional (IRP) has been appointed. Even RERA certificate in favour of respondent (KST Infrastructure Pvt. Ltd.) has expired on 31.12.2022. As a result, IRP had no option but to move the Authority for extension of RERA Certificate. The Authority has, however, returned the application and imposed penalty. As per him, the order is wholly unsustainable and needs to be set aside. He further contends that the impugned order bears the signature of Executive Director, HRERA, Panchkula, who has no authority to pass orders of this nature and same would be non-est.

The Executive Director, HRERA at Panchkula may also examine the judgment of the Hon'ble Supreme Court passed in "Airports Economic Regulatory Authority of India v. Delhi International Airport Ltd. and others" 2024 SCC OnLine SC 1294 (see para 33). Appeal be registered. Issue notice for 06.11.2025. Process be issued for this purpose."

8. Today, no one appeared on behalf of the promoter. However, the appeal is listed before the Hon'ble Real Estate Appellate Tribunal, Haryana, on 06.11.2025. After consideration, the Authority decides to return the application of the promoter with directions to comply with the Authority's orders dated 05.02.2025. 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.

STD

LA Kargujat

28/11