



**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 12.11.2025.**

**Item No. 304.19**

**Continuation of registration of project under Section 7(3) of the RERA Act, 2016- grant of 2<sup>nd</sup> extension.**

**Promoter: M/s Parker VRC Infrastructure Pvt. Ltd.**

**Project: "White Lily Residency" – a group housing colony on land measuring 11.687 acres situated in Sector 27, Sonapat.**

**Reg. No.: HRERA-PKL-SNP-198-2020 dated 15.08.2020 valid upto December 2022. Covid Extension granted upto September 2023. First Extension granted upto September, 2024.**

**Present: Sh. Jyoti Sidana on behalf of promoter.  
Sh. Harish (Partner) on behalf of S Mehtani & Co.**

1. The Authority in its meeting held on 03.04.2024 vide Item No 248.07 has decided to grant extension of one year under Section-6 of RERA Act, 2016.
2. Promoter was further asked to submit a detailed resolution plan for completion of the project within next 30 days with complete details of receivables and payables, sources of fundings etc. duly supported with photographs of the site/construction (with date).
3. In compliance of the above, the promoter has submitted reply dated 08.04.2024, vide which tentative resolution plan for completion of balance work of 220 units alongwith CA certificate for units sold and amount receivables have been submitted.
4. Thereafter, the Authority in its meeting held on 15.05.2024 vide Item No. 253.18, had decided that the promoter should submit the following information: -
  - i. Name of the blocks.
  - ii. Percentage of works executed – along with amount spent.
  - iii. Percentage of works to be executed – alongwith amount to be spent supported by a CA certificate, countersigned by an Engineer/Architect.



5. Vide letter dated 16.05.2024, the promoter has sought further extension of 1 year, i.e., from September 2024 to September, 2025 to complete the balance work of 220 units (Block E1 to E4 and Block G1 to G15) and other ancillary works. The promoter has requested to allow them to deposit the extension fee for another one (1) year i.e., from September 2024 to September 2025 so that they can complete the project and handover the possession to the Allottees.
6. However, the Authority vide item no. 261.14 dated 07.08.2024 had decided that promoter should file proper reply to the orders of Authority dated 15.05.2024 and submit quarter wise resolution plan for completion of project.
7. Authority further observed that Audit of the project will be got conducted from a CA firm empanelled by the Authority. An advertisement in two newspapers be got published for inviting objections from general public for which promoter should deposit an amount of ₹ 10,000/- with the Authority.
8. In view of the above, public notice was issued in newspapers on 17.09.2024 Further, S Mehtani & Co was appointed as auditor on 25.10.2024.
9. The promoter on 09.09.2024 had re-applied for further extension for a period of 1 year from September 2024 to September 2025 on proforma REP-V along with extension fee of ₹ 7,25,000/- which is in order. As per CA certificate dated 19.08.2024, percentage completion of construction work is 83%. List of sold/unsold inventory in the project is also enclosed by the promoter. The promoter has also requested for grant of OC in DTCP, Haryana on 06.10.2023, which is pending therein. Service Plan/Estimates have been approved from DTCP, Haryana on 10.04.2024. However, Plans and estimates have not been submitted. The promoter has submitted tentative completion schedule of the balance work along with resolution plan.
10. The Authority on 13.11.2024 observed that report of Auditor is awaited, CA firm be issued reminder. Promoter should also deposit a copy of approved service plans and estimates. In view of the above, a reminder dated 23.12.2024 was issued to the auditor to expedite the submission of audit report.
11. The Authority on 15.01.2025 observed that since reply and auditor report have not been received, the matter be adjourned to 26.03.2025.



12. On 26.03.2025, the Authority decided that a reminder be issued to auditor firm to submit Auditors report within 30 days. If auditor is facing some issue in obtaining required information from the promoter, the same be apprised to the Authority. Reminder dated 05.05.2025 was issued.
13. Vide reply dated 26.03.2025, the promoter has submitted service plan and estimates of the project. Report of Auditor is still awaited.
14. The Authority on 02.07.2025 was of the view that even after a lapse of 8 months, CA has not submitted the audit report of the project due to which extension of the project is delayed. Auditor S. Mehtani vide email dated 16.06.2025 has requested that suitable directions may be given to the auditee to provide the audited financial statement of the above cited project for the financial year 2023-24 so that the audit of the above project is completed by them. The promoter is therefore directed to cooperate with the auditor by providing them all the information sought by them failing which strict action for non complying the orders of the Authority shall be taken against the promoter as per RERA Act, 2016. Further, fee of ₹ 41,300/- for appointment of Auditor be also deposited before the next date of hearing.
15. The Authority on 10.09.2025 was of the view that S. Mehtani & Co. was appointed as an Auditor in this case on 25.10.2024. 1<sup>st</sup> reminder was issued on 23.12.2024 and second on 05.05.2025. The promoter was directed to co-operate with the auditor. However, the Auditor's report has still not been received. The Authority therefore decided to grant one last opportunity to the promoter to cooperate with the auditor and file a reply failing which penalty under Section 63 of the Act for not complying with the orders of Authority shall be imposed. The Auditor is further directed to supply details of information sought with dates and information not supplied by the promoter. The Auditor be personally present before the Authority on the next date of hearing. Copy of these orders were sent to the promoter and Auditor through mail on 09.10.2025.
16. Now, vide letter dated 17.09.2025, the promoter has applied for further extension from September 2025-2026 by depositing fee of Rs 3,42,000/- by taking the benefit of OC area (Occupation certificate has been granted on 16.12.2024 and the registration had already lapsed on 30.09.2024, therefore benefit of OC in the calculation of extension fee cannot be given) and mentioning that 83% works were completed at the time of last extension and percentage of works completed as per Architect and Engineer certificate is 90% and as per CA is 94%. QPRs have only been filed upto 31.12.2023.




17. Sh. Harish (Partner) appearing for S. Mehtani & Co. informed that they have received all the requisite data information from the promoter and accordingly will submit the report within a period of one week. The Authority directs the promoter to submit comments on the audit report by 17.12.2025.

18 Adjourned to 24.12.2025.




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)

LASHUPHAM  
  
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