



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, 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. 304.20**

**Continuation of registration of project u/s 7(3) of RERA Act, 2016.**

**Promoter: Aadsaa Developers Pvt. Ltd.**

**Project: 'Carnival', Commercial Plotted Colony on land measuring 2.70 acres situated in the revenue estate of village Padiyawas, sector-25, Rewari, Haryana.**

**Reg. No.: HRERA-PKL-RWR-532-2023 dated 02.01.2024 valid upto 30.04.2024, extension granted upto 30.04.2025.**

**Temp ID: 1179-2022.**

1. The letter has been received on 30.04.2024 from the promoter for continuation of project u/s 7(3) of RERA Act, 2016. The promoter has applied on proforma Rep-V Form however 'online Performa' has not been submitted. The applicant promoter has submitted ₹ 2,50,000/- as extension fee which is in order, however auditor and public notice charges have not been submitted.
2. License No. 122 of 2022 dated 17.08.2022 has been granted by DTCP on land measuring 2.70 acres valid upto 16.08.2027.
3. The promoter has submitted the following:
  - i. Architect certificate dated 31.03.2025 stating that: 50% of construction work is complete Boundary Wall- 90% complete, internal road and pavements- 30% complete, water supply- yet to start, Sewerage -50% complete, Storm water drains- 25% complete, landscaping & tree plantation- yet to start, street lighting- yet to start, STP- yet to start, rain water harvesting- yet to start, fire safety- 50%, electrical meter room- 50%, underground water tank- yet to start.
  - ii. CA certificate dated 13.05.2024 states that total estimated cost is 329.11 lacs, total cost incurred as on 09.05.2024 is 3054.91 lacs and total cost to be incurred is 914.68 lacs,



iii. Engineer certificate dated 09.04.2025 states that balance cost to be incurred is 166.02 lacs, % work done with reference to total estimated cost is 50%;

4. Explanatory note:

*The RERA registration for our project was received on 23.10.2024, for validity until 30.04.2025, which was valid only for 6 months and all the construction could not be completed in this short span of time period, as for almost 2 months there was construction ban, as advised by the NGT.*

5. The promoter has submitted quarterly progress reports upto 31.03.2025.

6. Late fee as per resolutions dated 07.08.2024 works out to ₹ 1,87,500/- (75% of extension). The promoter should submit the online Performa alongwith required documents/certificates. The promoter should also pay the auditor fees of ₹ 41,300/-, public notice charges of ₹ 10,000/- and late fee of ₹ 60,428/- (after adjusting extension fee paid in excess).

7. As per directions of the Authority, promoter had to submit a copy of online continuation of registration application performa under section 7(3) of RERA Act, 2016 alongwith required documents/certificates, late fee of ₹ 1,87,500/- as per resolution dated 07.08.2024, auditor fee of ₹ 41,300/- and public notice charges of ₹ 10,000/-.

8. Vide reply dated 24.07.2025, promoter submitted a copy of the online continuation of registration application performa under Section 7(3), alongwith the required documents. Further, promoter has also deposited a late fee of 1,87,500/-, Auditor fee of 41,300/- and Public notice fee of ₹ 10,000/-.

9. The Authority in its meeting held on 30.07.2025 after consideration directed the office to appoint an Auditor and get public notice issued for the above mentioned project.


10. However after perusal of the file and office record it is found that the directions given by the Authority in its meeting held on 30.07.2025 has not been complied with by the previous LA.

11. However, Auditor has been appointed and public notice has been issued as per the directions given by the Authority in its meeting held on 30.07.2025.

12. Adjourned to 04.02.2026.



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 (away)

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