



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 14.01.2026.

Item No. 310.25

Submission of the Completion certificate.

Promoter: Conscient Infrastructure Pvt. Ltd

Project: "Habitat78"- An affordable Group Housing Project on land measuring 7.394 acres in Sector-78, Faridabad, Haryana.

Reg. No.: HRERA-PKL-FBD-78-2017 dated 29.08.2017 valid upto 19.07.2022.

Temp ID: RERA-PKL-488-2019.

Present: Adv. Tarun Ranga & Adv. Vistar on behalf of the promoter.

1. Conscient Infrastructure Private Limited vide letter dated 19.04.2024 had submitted that captioned project has been completed and they have obtained the OC from DTCP. After obtaining OC, they have applied to DTCP for grant of completion certificate which was granted on 10.04.2024. Request was made to exempt the project from compliances of Section 4(2)(l)(D), Section (11) of RERA Act, 2016 in respect of withdrawal of amount in separate account and from filing of quarterly compliances etc.
2. On 14.08.2024, Authority decided that promoter should submit a copy of approved service plans and file QPRs up to the date of Completion Certificate before next date of hearing."
3. The promoter vide reply dated 24.12.2024 has submitted copy of letter approving service plan/estimates, however complete set of approved service plans/estimates has not been submitted.
4. On 23.04.2025, no reply was received. Also, the Promoter had not filed QPRs for the second quarter of 2024. The Authority granted last opportunity to the promoter to provide a



complete set of approved service plans/estimates and file QPRs for the second quarter of 2024 failing which penal action as per provision of RERA Act 2016, shall be initiated. The Authority directs the office to send a copy of this order to promoter by e-mail and through registered post. Orders have been delivered via mail on 22.05.2025.

5. Reply was received from the promoter on 29.07.2025. Authority directed the office to examine the same and place it before the next date of hearing.

6. The promoter vide reply dated 29.07.2025 submitted a copy of approval of service plan/estimates of "Habitat Residences," an affordable group housing colony for an additional area measuring 5.08125 acres bearing license No. 63 of 2019 dated 05.06.2019, and has uploaded and submitted the hard copy of the QPRs for the second quarter of 2024.

7. Calculation of extension fee, late fee is as under:

- Registration No. 78 of 2017 is valid upto 19.07.2022 & the promoter has been given 9 months benefit of Covid, after which registration is valid upto 19.04.2023.
- Occupation Certificate granted by the Directorate of Town and Country Planning, Haryana on 31.12.2021.
- Completion Certificate granted by the Directorate of Town and Country Planning, Haryana on 10.04.2024.
- Promoter submitted copy of online application of extension on 07.05.2025 and copy of REP V on 22.05.2025 in the Authority.
- The promoter has applied for extension from 19.04.2023 to 19.04.2025.

Registration fee:-

67080.401 (achieved FAR for group Housing i.e. 225) x 22.5= 15,09,309/-
2197.647 (achieved FAR for group Commercial i.e. 175) x 35= ₹76,917/-
₹15,86,226/-

Extension fee from 19.04.2023 to 19.04.2025:-

10% of Registration fee x 2
10% x ₹15,86,226/- x 2 = ₹3,16,452/-

Late fee from 19.04.2023 to 19.04.2025:-

20% of Registration fee
20% x ₹15,86,226/- = ₹3,17,245/-

Penalty from 19.04.2023 to 22.05.2025:-

10% of Registration fee x 25 months
10% x ₹15,86,226 x 25 = ₹3,96,555/-

therefore extension fee for 2 years works out to ₹3,16,452/- (promoter has paid ₹ 1,65,100/-) therefore deficit fee is ₹1,51,352/-, late fee and penalty as per resolution 07.08.2025 and 29.01.2025 works out to ₹3,17,245/- and ₹3,96,555/- respectively which has to be deposited by the promoter. The same was conveyed to the promoter via mail on dated 06.10.2025.



8. On 08.10.2025, no one appeared on the behalf of the promoter, after consideration the Authority decided to grant one more opportunity to the promoter to deposit the extension fee, late fee and penalty before the next date of hearing.

In Authority meeting dated 08.10.2025, a typographical error had occurred, which is reproduced as under:

"Completion Certificate granted by the Directorate of Town and Country Planning, Haryana on 10.04.2021."

Accordingly, the same should be read as:

"Completion Certificate granted by the Directorate of Town and Country Planning, Haryana on 10.04.2024."

9. Promoter now vide reply dated 29.12.2025, has submitted that vide order dated 04.09.2024 passed in the Suo Moto Complaint No. 19 of 2024, the Hon'ble Authority had specifically directed us to seek the extension of the registration of the Project till the completion certificate is received, i.e., 10.04.2024. Accordingly the applicable extension fee runs from 19.04.2023 to 10.04.2024 which means one (1) year of extension fee, to be paid by the Promoter.

In view of the above facts, the promoter has requested the Hon'ble Authority to reconsider and recalculate the Extension Fee for 1 year only and also humbly request not to impose any Late Fee and penalty charges thereon.

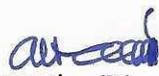
10. Today, Adv. Tarun Ranga appeared on behalf of the promoter and requested consideration of prayer made via letter dated 29.12.2025. After considering the fact that the completion certificate was granted on 10.04.2024, the Authority accepted the promoter request to limit the extension period from 19.04.2023 to 10.04.2024. Accordingly, the revised extension fee for 1 year works out to ₹1,58,623/-.

The promoter has paid only ₹1,65,100/-. However, the promoter remains liable for the Late Fee of ₹3,17,245/- and Penalty of ₹3,96,555/- as per the Authority's resolutions dated 07.08.2025 and 29.01.2025. After adjusting the surplus extension fee, the promoter is directed to deposit the deficit fee of ₹7,07,323/- prior to the next date of hearing.

11. Adjourned to 01.04.2026.



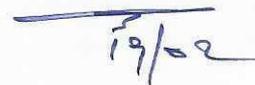
True copy


Executive Director,
HRERA, Panchkula

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

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