



**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 04.02.2026.**

**Item No. 312.05**

**Extension of registration of project under Section 6 of RERA Act, 2016.**

**Promoter: Advitya Residency LLP.**

**Project: "Advitya Homes" an Affordable Group Housing Colony on land measuring 8.656 acres situated in Sector 143, Faridabad, Haryana.**

**Reg. No.: HRERA-PKL-FBD-223-2020 dated 16.12.2020 valid upto 31.03.2024. Covid extension granted upto 30.06.2024.**

**Temp ID: RERA-PKL-836-2020.**

1. Advitya Residency LLP vide letter dated 09.08.2024 has requested for extension for one year of real estate project of an affordable group housing colony namely "Advitya Homes" being developed on land measuring 8.656 acres situated in Sector-143, Faridabad, Haryana registered vide Registration No. HRERA-PKL-FBD-223-2020 dated 16.12.2020 valid upto 31.03.2024. COVID extension was granted upto 30.06.2024. The promoter had paid fee of ₹5,11,500/-. Details of computation of extension fee were not submitted.
2. The promoter has received occupation certificate for the entire project on 07.06.2024. The promoter has submitted architect and engineer certificates dated 20.07.2024 which depicts that project is 100% complete. The promoter has submitted CA certificate which depicts that proportion of cost incurred on land and construction to the total estimated cost is 100%. Photographs of the project have been submitted.
3. The matter was considered by the Authority in its meeting held on 28.08.2024 wherein Authority granted extension of one year under Section-6 of RERA Act, 2016. However, the extension certificate could not be issued since the computation of extension fee was not submitted by the promoter due to which extension fee could not be verified.



Therefore, the Authority on 06.11.2024 decided that promoter should submit computation of extension fee as well as status of renewal of license before next date of hearing.

4. On 08.01.2025, Adv. Tarun Ranga, counsel submitted that reply containing computation of fee has been submitted on 07.01.2025 which may be examined.

5. The promoter vide reply dated 07.01.2025 has submitted that they have already received the Occupation Certificate for the entire/ complete project on 07.06.2024. Occupation Certificate has been obtained within the validity of registration which was 30.06.2024. Hence, the promoter requested to waive the said condition for payment of further fee for the extension of project. Computation of extension fee is as under:

Total FAR for Residential - 78734.79 Sq Mts

Rate per Sq Mtr - ₹ 25/2 = ₹ 12.50

Extension fee for residential- ₹ 9,84, 18.87/-

Total FAR for Commercial - 2541.32 Sq Mts

Rate per Sq Mtr - ₹40/2 = ₹ 20

Extension fee for Commercial - ₹ 50,826.40/-

Total Extension Fee - ₹ 10,35,011.27/-

6. Promoter has submitted a copy of license which has been renewed upto 14.11.2029 and requested to consider the submissions and grant extension at the earliest. He further requested to refund the amount paid along with application for grant of first extension.

7. The Authority on 05.03.2025 had directed the promoter to deposit the late fee amounting to ₹4,14,004/- and penalty amounting to ₹ 2,07,002/- as per resolution dated 07.08.2024. However, since ₹5,11,500/- has already been paid by the promoter while applying for extension therefore, he was directed to deposit the total deficit fee of ₹ 3,16,508/- before the next date of hearing.

8. Neither anyone appeared on 14.05.2025 nor any reply filed. The Authority directed the office to send a copy of this order to the promoter through e-mail and registered post.

9. The said orders were sent to the promoter through mail which were delivered on 06.08.2025 and through registered post on 03.07.2025.

10. On the last date of hearing i.e., 12.11.2025, neither anyone appeared on behalf of the promoter nor the fee of ₹ 3,16,508/- deposited. In view of the above, the Authority directed the office to issue show cause notice under Section 35 r/w 63 of the RERA Act, 2016 as to why penalty should not be imposed for not complying with the directions of the Authority.



11. Show cause notice dated 10.12.2025 was issued to the promoter, on which no reply has been received from the promoter.

12. After consideration, the Authority is of the view that the promoter is intentionally disobeying the orders of the Authority therefore, Managing Director/one of the Directors be personally present on the next date of hearing failing which proceedings for revocation of registration shall be initiated.

13. Adjourned to 08.04.2026. A copy of these proceedings be sent to the promoter through mail and registered post.



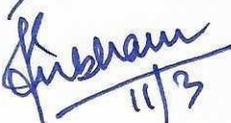
True copy

  
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

  
09/03

LA SHUBHAM  
  
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