



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 04.02.2026.

Item No. 312.06

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.

1. A letter dated 30.04.2025, has been received from the promoter for continuation of registration 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 which is 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 3969.59/- 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, percentage 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. During the course of hearing on 04.02.2026, the promoter was directed to submit an affidavit with regard to the project that they have not sold, booked and advertised, not created any third party rights alongwith the photographs of the site.

11. The promoter has submitted the affidavit and photographs of the site. The extension of the project expired on 30.04.2025. Hence, they have also submitted following documents:

- (i) Online receipt of fees of ₹ 2,50,000/-
- (ii) Authenticated plan of the project showing the stage of development.
- (iii) Explanatory note regarding the stage of development/ construction works in the project and reasons for not completing the work within the period declared in the the declaration submitted in Form REP-II at the time of making application for the registration of the project.



- (iv) Copy of Licence dated 18.08.2022 valid upto 17.08.2027.
- (v) Copy of Registration Certificate.
- (vi) Affidavit by promoter stating that they have not created any third party right in the project "Carnival", have not published any advertisement regarding the project in any newspaper and have applied for the grant of Completion Certificate in the DTCP, Haryana and the same is under process.

12. Since the promoter has submitted the affidavit that they have not created any third party right in the project, hence the Authority after consideration, decides that there is no need to conduct any audit of the above-said project and the registration certificate shall remain in force for two years under section 7(3) of the RERD Act, 2016 which shall be valid upto 30.04.2027. Certificate of continuation of registration be issued accordingly. 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.

STP


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A.H.C.
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