



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 04.02.2026.

Item No. 312.09

Non - requirement of any further extension of the Project and continuation of registration u/s -7 of RERA Act, 2016.

Promoter: M/s SLF Anushree Apartments.

Project: "SLF Anushree Apartments" - Group Housing Colony on area measuring 10.925 Acres situated in Sector 75 & 76, Tehsil and District Faridabad.

Reg. No.: 215 of 2017 dated 18.09.2017 valid up to 17.09.2022. Covid extension granted upto 17.06.2023 and first extension upto 17.06.2024. Continuation of Registration for the second year granted upto 17.06.2025.

Temp ID: 495-2019.

1. The promoter vide letter dated 10.03.2025 has informed that they have received 100% occupation certificate of the captioned project and has enclosed a copy of the occupation certificate dated 02.04.2019 and 19.11.2024. They have also applied for Completion Certificate as well on 09.01.2025.
2. The promoter has referred to the Haryana Gazette Notification dated 18.12.2024, which mentions that the Completion certificate may be issued upon payment of applicable Infrastructure Augmentation Charges. The promoter informed that the said Augmentation Charges already stand deposited amounting to ₹65,88,000/- (receipts enclosed.)
3. The promoter has stated that the project is complete in all respects and there is no pending construction activity. The promoter is in the process of handing over possession to all the allottees post execution of Conveyance Deed. The promoter has mentioned that they do not require any further extension and in fact by June 2025, the majority of conveyance



deeds would stand executed. The promoter is awaiting the issuance of the Completion Certificate and further extension is not required.

4. On 07.05.2025, the Authority observed that even if the promoter has paid Augmentation Charges as per Haryana Gazette Notification dated 18.12.2024, the completion certificate has not been obtained as on date. In case the promoter receives Completion Certificate on or before the expiry of the registration of the project i.e. 17.06.2025, then the promoter does not need to apply for continuation of registration of the project.

5. The promoter vide reply dated 12.08.2025, has applied for extension of registration under Section-7(3) of RERA Act, 2016 for one year. Following has been submitted by the Promoter:

i. Form REP-V along with an Extension fee of ₹1,37,000/- via online Payment Receipt No. RERA-PKLA1753185371 dated 22.07.2025.

Particulars	Percentage
Percentage of works completed at the time of last extension	100%
Percentage of Development Works executed as per Architect's Certificate till date	100%
Percentage of Development Works executed as per Engineer's Certificate till date	100%
Percentage of Development Works executed as per CA's Certificate till date	100%
Auditor Fee (₹41,300/-) Payment Details	0
Public Notice Fee (₹10,000/-) Payment Details	0
QPR's Filed upto	30.06.2025

ii. Submitted a copy of the renewal of licence No. 61 of 2007 dated 09.02.2007, valid upto 08.02.2026.

6. The present application has been examined and the following shortcomings have been noticed: -

- QPR uploaded till 31st March, 2025.
- Extension fee is deficit by ₹5,37,549/-.
- Form 'REP-V' not submitted.
- An explanatory note regarding delay in project.
- The Form is incomplete, and the late fee and penalty can only be computed after the complete submission of the form.
- Photographs of the project have not been submitted.

7. The promoter vide reply dated 08.09.2025, submitted an application for delisting of HRERA Certificate No. 215 of 2017 dated 18.09.2017 as the promoter has obtained the




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Completion Certificate issued by the Directorate of Town and Country Planning vide Memo No. LC-821-PA-(SK)/2025/34940 dated 05.09.2025. (copy enclosed)

8. Upon perusal of the reply dated 08.09.2025, it is found that:
 - a. The promoter has to upload QPRs from 1st April, 2025, till the grant of Completion Certificate, i.e., 05.09.2025.
 - b. While granting Registration, no special conditions were imposed on the promoter.
 - c. The promoter has to pay deficit fee.
9. On the last date of hearing i.e., 12.11.2025, Adv Tarun Ranga appeared on behalf of the promoter. The observations/deficiencies mentioned above were duly conveyed to the learned counsel. Upon consideration, the Authority directs the promoter to rectify the said deficiencies and adjourned the matter to **04.02.2026**.
10. Today, neither anyone appeared nor any reply has been filed. The Authority grants one last opportunity to the Promoter to comply with the above-mentioned deficiencies. The Authority directs the office to issue show cause notice under section- 63 of RERA Act, 2016 for not complying with the orders of the Authority.
11. Adjourned to 29.04.2026.

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.

STP


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