



**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 11.02.2026.**

**Item No. 313.19**

**Submission of Completion certificate.**

**Promoter: RPS Infrastructure Limited.**

**Project: "RPS Palm Drive (Phase-I)" an affordable plotted colony under DDJAY 2016 over an area measuring 5.487 acres situated in Sector- 88, Faridabad.**

**Reg. No.: HRERA-PKL-FBD-116-2019 dated 13.05.2019, covid extension granted upto 31.10.2024.**

**Temp ID: 512-2019.**

1. RPS Infrastructure Limited vide letter dated 16.06.2025 has informed that the promoter has obtained Completion Certificate dated 12.06.2025 for the project namely "RPS Palm Drive (Phase-I)". QPRs have been uploaded upto 30.06.2025.
2. Registration was valid upto 31.10.2024 and Completion Certificate received on 12.06.2025, therefore, the promoter should apply online for extension for gap period. The promoter should also submit standard designs of SCOs.
3. The promoter vide reply dated 01.10.2025, submitted the following:
  - i. The developer has duly complied with the directions issued by the Hon'ble Authority from time to time. The gap arising in relation to the extension of the project between the date of registration and the date of issuance of the Completion Certificate has been duly regularized by depositing the requisite one-year extension fee, along with fulfilment of all other necessary requirements as mandated.
  - ii. In compliance with the observation raised by the Hon'ble Authority, wherein the submission of the standard design of SCOs (Shop-Cum-Offices) has been



specifically sought, the project is an Affordable Residential Plotted Colony, with the Building Plan approved vide BR-III, Memo No. S.T.P. (F) B.P. 2019-51 dated 06.01.2020, for the development of a Commercial Site measuring 0.1848 acres along with a Milk Booth, which Occupation Certificate bearing Memo No. STP(FBD)OC/2025/1311 Dated 19.06.2025 has been granted by the Hon'ble DTCP Haryana. Therefore, the component of SCOs (Shop-Cum-Offices) does not pertain to the present project.

- iii. The project in reference has been constructed with a built-up area of less than 20,000 square meters that is in pursuant to the provisions no. 8(a) and 8(b) of the Schedule prescribed in the Environmental Impact Assessment (EIA) Notification dated 14.09.2006, issued by the Ministry of Environment and Forests (MoEF), Government of India, in the table has been clarified about the projects which require prior Environmental Clearance if projects falling above the threshold limit of 20,000 sq. m. of built-up area are required for obtaining Environmental Clearance (EC) but the our said project comes below the threshold of the notification i.e. *project falls under 20000 sq. of built up area*
  - iv. As regards the Approved Service Plans and Estimates from the concerned Government Department / Authority in accordance with the applicable norms and regulations. The said plans, along with the official Approval Letter issued by the competent authority, are enclosed.
4. On the last date of hearing i.e., 26.11.2025, the Authority decided to grant one last opportunity to the promoter to apply for extension for the gap period, i.e., from 31.10.2024 to 12.06.2025 (Registration was valid upto 31.10.2024 and CC received on 12.06.2025).
5. Vide reply dated 04.02.2026, the Promoter has applied for continuation of registration under Section-7(3) of the RERA Act, 2016 from 31.10.2024 to 12.06.2025.
6. The Promoter has deposited ₹ 1,19,000/- (extension fee) , ₹ 18,300/- (deficit extension fee) and ₹ 68,643/- (Late fee) vide letter dated 04.09.2024, 10.12.2024 and 14.02.2025 respectively in the application of extension under Section-6 of RERA Act, 2016 which was returned by the Authority on 07.05.2025. Now , in the present application, vide letter dated 04.02.2026, the Promoter has deposited ₹ 10,000/-. Therefore a total sum of ₹ 2,15,943/- has been deposited by the Promoter till date. After deduction of 5% processing fee (5% deducted from Extension fee paid by the Promoter) , the remaining amount is ₹



2,09,078/-. The extension fee of the Project is 1,37,300/-. Late fee and Penalty as per resolution dated 07.08.2024, is ₹ 2,74,600 and ₹ 2,19,680/- respectively.

7. In view of above, after adjusting the remaining amount, the extension fee is in order, Late fee is deficit by ₹ 2,02,822/- and Penalty is deficit by ₹ 2,19,680/-. The Promoter should also submit a copy of the renewal of license.

8. Adjourned to 25.03.2026.



True copy

Secretary (Acting),  
HRERA, Panchkula

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

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