



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 01.04.2026.

Item No. 317.33

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.

1. Conscient Infrastructure Private Limited vide letter dated 19.04.2024 has submitted that captioned project has been completed and they have obtained the OC from DTCP and after obtaining OC, they have applied to DTCP for grant of completion certificate which was granted on 10.04.2024. Request has been made to exempt the project from compliances of Section 4(2)(I)(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, 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. 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.
6. 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.
7. On 14.01.2026, 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 ₹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.
8. Vide reply dated 06.03.2026, the promoter has deposited a deficit fee of ₹7,07,323/-.
9. Today, the Authority directs the Promoter to submit approved service plans and estimates of the project (hard copy as well as soft copy upto 5 Mb) atleast one week before the next date of hearing.
10. Adjourned to 13.05.2026



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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