



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-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 01.04.2026.**

**Item No. 317.09**

**Extension of registration U/s 6 and continuation of registration U/s 7(3) of RERA Act.**

**Promoter:** Adore Realtech Pvt. Ltd.

**Project:** "Happy Homes Exclusive" – An Affordable Group Housing Colony on land measuring 4.125 acres situated in Village Bhudhena, Sector 86, Faridabad, Haryana..

**Reg. No.:** 209 of 2017 dated 15.09.2017 valid upto 14.09.2021.

**Temp ID:** RERA-PKL-609-2019.

**Present:** Ms. Tanya, learned counsel for the Promoter via video conference.

1. The promoter vide letter dated 12.04.2024 has requested for extension of real estate project, "Happy Homes Exclusive". License no. 29 of 2016 dated 27.12.2016 has been renewed upto 26.12.2024.
2. The promoter vide reply dated 26.11.2024 had submitted a CA certificate which depicts that % of works completed is 100%. The amount received from the allottees till 31.10.2024 is ₹122.12 cr. The promoter had also submitted an Engineer and Architect Certificate which depicts that the project is 100% complete. The promoter had also intimated the FAR of the commercial area.
3. Request was made to grant extension for three years i.e. upto 14.06.2025 (including nine months COVID period).
4. On 22.01.2025, Authorized Representative Sh. Jyoti Sidana submitted that Occupation Certificate has been applied as 100% work is complete. Authority decided that promoter should submit the following:

- i. Promoter should deposit deficit extension fee of ₹ 10,88,844/- for three years.



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- ii. Late fee amounting to ₹ 10,09,962/- and penalty of ₹ 15,65,438/- be deposited as per resolution of Authority dated 07.08.2024.
- iii. Status of renewal of license be submitted.
- iv. Copy of approved service plans and estimates.
- v. Audit of project be conducted from an empaneled CA firm and a public notice be issued in newspapers inviting objection from general public.
- vi. Audit fee of ₹ 41,300/- and public notice fee of ₹ 10,000/- be deposited by Promoter.

5. In view of above, directions of the Authority vide letter dated 21.03.2025, auditor has been appointed to conduct audit of the project. Also, notices in two newspapers namely Indian Express and Dainik Bhaskar were got published on 22.03.2025. No objections have been received till date.

6. On 02.04.2025, Ld. Counsel Ms. Tanya informed that a representation against late fee, penalty and appointment of auditor has been submitted in the Authority on 25.03.2025. The decision of conducting an audit has been without any reason as OC for the colony has already been granted on 11.08.2023. Counsel also submitted that the promoter has applied for extension in 2021 and hence, imposition of penalty and late fee is unjustified.

On 02.04.2025, the Authority decided that since the Occupation certificate of the Project has been obtained, the orders regarding appointment of auditor are hereby withdrawn. Auditor be informed accordingly. The office is directed to examine reply dated 25.03.2025.

7. The promoter vide letter dated 25.03.2025 has requested the Authority:

- i. To set aside the late fee and penalty since they applied for extension before the Authority on 14.12.2021 and has time to time made all the compliances: This extension application was placed before the Authority on 05.01.2022 wherein the Authority observed that *the promoters have completed about 89% of the development works of the project. The present registration is valid upto 14.06.2022, which include general extension of nine months due to Covid-19. Since, more than five months are still available with the promoters and balance 11% development works are pending, therefore, the promoters should complete the project within the balance period available with the promoters. In case they still require further extension, they may approach the Authority at an appropriate time.*
- ii. Not to conduct audit: Vide letter dated 23.04.2025, withdrawal of audit of project has been conveyed to the auditor.
- iii. Adjust payment of ₹ 7 lacs in the outstanding RERA extension fee and grant extension: The said payment was made in Suo motu complaint no. 3014 of 2022 wherein show cause was issued for being lapsed project.



8. The promoter had also submitted a copy of renewal of license (valid upto 26.12.2024) and also submitted copy of service estimates, however service plans have not been submitted (and soft copy of all the documents also be submitted).

9. On 09.07.2025, the Authority observed that since the License had lapsed on 26.12.2024, the promoter should submit a copy of renewal of license before the said extension is considered. The request to set aside the late fee of ₹ 10,09,962/- and penalty of ₹15,65,438/- is not acceptable, since their earlier extension application was placed before the Authority on 05.01.2022 wherein the promoter was directed to approach the Authority for extension at an appropriate time. Therefore, it was the duty of the promoter to apply for extension in time. Regarding adjustment of payment of penalty made in suo muto complaint, the Authority was of the view that such penalty was imposed on the promoter for non-compliance of the orders of the Authority under section 61 r/w section 63 of the RERA Act 2016, however the above stated late fee and penalty was imposed on the basis of resolution of the Authority dated 07.08.2025.

10. On 24.09.2025, Adv. Tanya appeared on behalf of the promoter and informed that in Suo-Moto Complaint No. 3014 of 2022, the promoter has paid a penalty of ₹5,00,000/- for contravention of the provision of the act and for not complying with the orders of the Authority. After consideration, Authority observed that in Suo-Moto Complaint No. 3014 of 2022, the Authority had imposed a penalty of ₹5,00,000/- under Section 61 read with section 63 of RERA Act, 2016 for contravention of provision of the act and not complying with the orders of the Authority. Therefore, the Promoter is required to pay a late fee of ₹10,09,962/- and penalty of ₹15,65,438/-.

11. The promoter vide reply dated 31.10.2025, has requested to recall/review/rectify the order dated 09.07.2025 passed by the Hon'ble Authority and to pass such further or other order(s) or relief(s) as the Hon'ble Authority may deem fit, just and proper considering the facts and circumstances of the case in favour of the promoter.

12. On 24.12.2025, Adv. Tanya Karnwal appeared on behalf of the promoter. The Authority, after consideration, accepted the request of the promoter to grant the benefit of Covid period in calculation of penalty imposed on the promoter and the benefit of Occupation Certificate (OC). However, the benefit of OC cannot be given at this stage because the OC was obtained after the expiry of registration Certificate. Accordingly, after granting of Covid period benefit extension fee and late fee remains the same i.e. ₹5,04,981/- & ₹10,09,962/-. The penalty now amounts to ₹11,91,755/-.



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13. Therefore, the Promoter is required to pay a late fee of ₹10,09,962/- and penalty of ₹11,91,755/-.

14. Today, the Authority observes that the Promoter has not paid late fee of ₹10,09,962/- and penalty of ₹11,91,755/- till date. The Authority observes that the License of the Project had already lapsed on 26.12.2024, the promoter has not submitted a copy of renewal of license till date. Therefore, the Authority decided to return the application for the continuation of registration with a liberty to file afresh under Section-7(3) of the Real Estate (Regulation & Development) Act, 2016. The fee paid shall be adjusted after deduction of 5% administrative charges. Since, the registration of the project is not valid as on date, the promoter shall not advertise, market, book and sell any unsold inventory in this project.

15. Disposed of.



True copy

*[Handwritten Signature]*  
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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STP

*[Handwritten Signature]*  
20/04

LA - Kaku

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