



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 11.03.2026.

Item No. 315.12

Continuation of registration under Section-7(3) of RERA Act, 2016.

Promoter: FBD Real Grow Pvt. Ltd.

Project: A Commercial colony namely "San Francisco Street" on land measuring 2.662 acres situated in Sector-79, Faridabad, Haryana.

Reg. No.: HRERA-PKL-FBD-216-2020 dated 09.10.2020 valid upto 31.07.2023. First extension granted upto 31.10.2024.

Temp ID: 877-2020.

Present: Adv. Tarun Ranga, Counsel for the Promoter, Sh. Manoj Singhal, Authorised Representative of the Promoter

1. M/s FBD Real Grow Pvt. Ltd. vide letter dated 04.11.2024 has requested for continuation of registration under Section- 7(3) of RERA Act,2016 of the captioned project from 31.10.2024 to 31.10.2025.

2. On 11.12.2024, the Authority observed, "License was valid up to 24.02.2024. After consideration, Authority decided that promoter should submit copy of renewal of license. Promoter has applied for Occupation Certificate to DTCP Haryana on 29.10.2024 but has not yet been granted. Hence, audit of project be got conducted from a CA firm empanelled by Authority and a public notice be issued in two newspapers for inviting objections from general public. Promoter should also deposit late fee of ₹4,84,882/- and penalty of ₹24,244/- before next date of hearing."

3. In compliance of above order, vide letter dated 30.01.2025.M/s J. Mandal & Co., have been appointed to conduct audit of the project and public notice has been issued in the newspapers on 25.01.2025. No objections have been received till date.



(V3)

4. Vide reply dated 28.02.2025, the Promoter has informed that late fee of ₹4,84,882/- and penalty of ₹24,244/- has been deposited on 27.02.2025.

5. Subsequently, vide reply dated October 30, 2025, the Promoter moved an application seeking a one-year extension upto 31.10.2026 of the project under Section 8 of the RE(RD) Act, 2016.

6. On 24.12.2025, Adv. Vistar proxy counsel appeared on behalf of the promoter and submitted that they had applied for extension in compliance of the orders of the Authority. The Authority, after consideration, decides to reject the application as the promoter has applied under section 8. The promoter is directed to file a fresh application under section 6 or 7(3) of RE(RD), Act, 2016. The auditor is directed to submit the audit report within a week of uploading of this order.

7. Now, on 22.01.2026, the Promoter has applied for continuation of registration under Section-7(3) of RERA Act,2016 from 30.10.2025 to 30.10.2026. Vide letter dated 20.02.2026, Promoter has submitted Occupation Certificate for an FAR measuring 12698.06 Sq. Mtrs. granted vide Memo No. ZP-1274/AD(VK)/2026/4894 dated 11.02.2026.(Proposed FAR as per Building plan is 12,675.31 Sq. Mtrs.). The application has been examined and following deficiencies have been observed:

- i. Form REP-V has not been submitted.
- ii. Promoter has not submitted C.A., Architect and Engineer Certificate for last quarter of 2025.
- iii. **License No. 29 of 2019 dated 25.02.2019 has been renewed upto 24.02.2026. The License is not valid as on date.**
- iv. An affidavit be submitted stating that they have not sold any unit after 31.10.2024 till date.
- v. Extension fee deposited by the Promoter vide application dated 30.10.2025 (which was rejected on 24.12.2025 was ₹ 2,42,441/- which is being adjusted with the current application. Extension fee for one year is ₹ 2,42,431/-. After deducting 5% administrative charges, the remaining amount is ₹ 2,30,320/- . Therefore, the Promoter should submit deficit extension fee of ₹ 12,121/-.

8. Vide letter dated 26.12.2025, Audit Report of the Project along with photographs have been received on 26.12.2025 and the same have been sent to the Promoter vide email dated 03.01.2026. Following are the observations of the Auditor regarding the project:

- i. The Promoter has maintained an Escrow Account with HDFC Bank having account number 50200040026871. The Promoter has also maintained a Collection account with the HDFC bank having account number 50200040088518.



- ii. Amount received from allottees (₹ 71,51,37,130/-) has been verified i.e., receipts issued to allottees were verified with the amount received in the bank.
- iii. The Promoter has utilized excess amount from the sanctioned amount, i.e., more than 70% of the amount realized from the allottees.
- iv. Upon Site inspection, it has been found that 100% of project work is done.
- v. There are no cancellations made by the allottees.

9. In view of above, the following deficiencies have been observed :

- i. Form REP- V regarding application for continuation of registration under Section-7(3) of RERA Act, 2016 from 30.10.2025 to 30.10.2026 (Licence valid upto 24.02.2026).
- ii. C.A., Architect and Engineer Certificate for last quarter of 2025.
- iii. Deficit extension fee of ₹ 12,121/-
- iv. An affidavit be submitted stating that you have not sold any unit after 31.10.2024 till date.
- v. Renewal of License No. 29 of 2019 dated 25.02.2019 be submitted.

10. The Authority observes that License No. 29 of 2019 dated 25.02.2019 is not valid as on date and application dated 22.01.2026 has various deficiencies. Therefore, the Authority decides to return the applications dated 04.11.2024 and 22.01.2026 with a liberty to file afresh. The Promoter should submit comments on the audit report sent via email dated 03.01.2026 alongwith the fresh application.

Since, the registration is not valid as on date, the Promoter is directed not to book, market, advertise and sell any unsold inventory in the project.

11. Disposed of.



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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30/3/26
STP

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30/03

CA-HaKul

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