



**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 29.04.2026.**

**Item No. 320.28**

**Non - requirement of any further extension of the Project.**

**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.

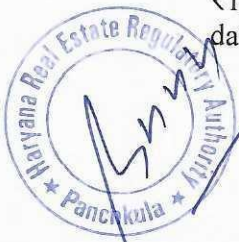
1. The promoter vide letter dated 12.08.2025, has applied for extension of registration under Section-7(3) of RERA Act, 2016 for 1 year. Following has been submitted by the Promoter:

i. 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. Copy of letter dated 22.07.2025 vide which he informed the Authority that they had applied for the Completion Certificate for the entire group housing project on 09.01.2025, along with which they had deposited ₹65,88,000/- towards Infrastructure Augmentation Charges. Submitted a copy of the renewal of licence No. 61 of 2007 dated 09.02.2007, valid upto 08.02.2026.
2. The present application has been examined, and the following shortcomings have been noticed: -
- QPR uploaded till 31<sup>st</sup> March, 2025.
  - Extension fee is deficit by ₹5,37,549/-.
  - Form 'REP-V' not submitted.
  - An explanatory note regarding delay in project not submitted.
  - 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.
3. 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 Final Completion Certificate issued by the Directorate of Town and Country Planning vide Memo No. LC-821-PA-(SK)/2025/34940 dated 05.09.2025.
4. Upon perusal of the reply dated 08.09.2025, it is found that:
- The promoter has to upload QPRs from 1st April, 2025, till the grant of Completion Certificate, i.e., 05.09.2025.
  - While granting Registration, no special conditions were imposed on the promoter.
  - The promoter has to pay a deficit fee.
5. On the last date of hearing i.e., 12.11.2025, Adv Tarun Ranga appeared on behalf of the promoter. The above observations/deficiencies were duly conveyed to the learned counsel. Upon consideration, the Authority directs the promoter to rectify the said deficiencies.
6. On 04.02.2026, neither anyone appeared nor any reply has been filed. The Authority directed the office to issue show cause notice under section- 63 of RERA Act, 2016 for not complying with the orders of the Authority.
7. Before issuing the above said show cause notice, the promoter has submitted reply dated 11.02.2026:
- QPRs upto September 2025 have been uploaded on web portal of the Authority.
  - The Promoter also requested to provide calculation of deficit extension fee amounting to ₹5,37,549/-. (Upon Recalculation, Extension fee amounts to ₹1,34,816/- as per resolution dated 29.01.2025. The Promoter has submitted ₹1,37,000/-. Therefore, extension is in order. Late fee and penalty as per resolution dated 07.08.2024 and 29.01.2025 is applicable.



- i. Late fee = 20% of Reg. fee = 20% of 13,48,166/- = ₹2,69,633/-
  - ii. Penalty = 10% Extension fee x 2 = 13,481 x 2 = 26,964/-.
  - c. REP-V has already been submitted vide letter dated 12.08.2025. (Promoter has submitted online extension form, however Form REP-V not submitted till date)
  - d. Photographs of the project.
  - e. Explanatory Note explaining reasons for delay in development of the project.
8. Vide reply dated 28.04.2026, the Promoter has submitted Form REP-V.
9. In view of above, after consideration, the Authority decided that registration of the project shall remain in force upto the date of completion of the project, i.e., 05.09.2025. The extension certificate shall be released after the promoter depositing Late fee amounting to ₹2,69,633/- and Penalty of ₹ 26,964/- as per resolution dated 07.08.2024 and 29.01.2025. The office is directed to upload completion certificate on the web portal of the Authority after releasing the extension certificate.
10. **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.

CA-Kakul

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