



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, 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 13.05.2026.

Item No. 322.48

Application for grant of extension.

Promoter: M/s Zion Promoters & Developers Pvt. Ltd..

Project: "Lake View" - A Group housing colony on land measuring 1 acre situated in in Sector-48 Faridabad, Haryana.

Reg. No.: HRERA-PKL-FBD-91-2019 dated 23.01.2019 valid upto 31.01.2022. First extension granted upto 31.10.2023. Continuation of extension for another year upto 31.10.2024. Continued for another year upto 31.10.2025.

Temp ID: RERA-PKL-369-2018.

Present: Sh. Kaushal Kumar Jha on behalf of promoter.

1. The Authority in its meeting held on 09.10.2024 (vide Item No 266.31) has decided that registration certificate shall remain in force under Section 7 (3) of the RERA Act, 2016 for third year i.e., upto 31.10.2025 subject to the condition that project will be completed within the extended period.

2. Now, vide letter dated 29.04.2026, the promoter has submitted application for grant of Extension of Registration (Post-Facto) under Section 6 of the Act, 2016. The promoter has informed that they have completed construction of the project within the intended timeline and applied for Occupation Certificate prior to expiry of RERA registration. The issuance of OC was delayed due to administrative/departmental processing at the level of DTCP authorities, which was beyond the control of the Company. The full Occupation Certificate has now been granted on 20.04.2026, evidencing completion of the project. The Company has already offered possession to allottees, initiated handover process and facilitated occupancy (few allottees have already occupied units). The delay falls within the scope of



(V2)

regulatory/authority-induced delay, which qualifies for consideration under Section 6 of the Act. In view of the above, the promoter prayed to condone the delay in applying for extension of registration. Grant extension of registration retrospectively for the period from 30 October 2025 to 20 April 2026 and permit the Company to complete post-completion compliance and closure formalities under RERA. An online application under Section 6 of the Act along with the extension fee of ₹ 6653/- and penalty of ₹17963/- has also been received.

3. After consideration, the Authority rejects the application filed by the promoter under Section 6 of the Act and directs the promoter to file application under Section 7 (3) of the Act. Till the extension is granted, there shall be an absolute ban on the sale of unsold inventory. **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.

Advisor (on leave)

STP (on leave)

LA SHUBHAM
9/6