



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 15.07.2026.

Item No. 325.09

Continuation of registration u/S-7(3) of RERD Act, 2016.

Promoter: Ridgecraft Homes Pvt. Ltd.

Project: "BPTP District 2" an affordable residential plotted Colony under DDJAY on land measuring 7.452 acres (excluding commercial of 0.31 acres) situated in Sector 86, Faridabad.

Reg. No.: HRERA-PKL-FBD-150-2019 dated 16.09.2019 valid upto 29.07.2024.

Temp ID: 674 of 2019.

License No. 81 of 2019 dated 30.07.2019 valid upto 29.07.2026.

1. Vide letter dated 13.02.2026, the promoter has applied for continuation of registration of captioned project under Section-7(3) of RERA Act, 2016 from 29.04.2025 to 29.04.2026. The promoter has informed that Completion Certificate has been obtained (except for 21 plots falling under ROW of 220KV HT Line). No third-party rights have been created on 21 plots falling under ROW.
2. It is found that the Promoter has obtained part completion for the Project on 12.12.2025 subject to the condition that the promoter shall not create any third-party rights on 21 plots of Type-B category falling under ROW of 200 KV HT Line and the same shall remain freezed, till shifting of 220 KV HT Line.
3. Vide application dated 13.02.2026, the promoter has informed that the Authority has directed to apply for extension of registration under Section- 7(3) of RERA Act, 2016 in its order dated 10.09.2025 and 10.12.2025, the online portal was not re-opened for filing the online application. Subsequently, mail dated 29.01.2026, 02.02.2026, 03.02.2026, 09.02.2026 were sent to open the portal which has not been opened yet.



(13)

4. The promoter has submitted the following:
- Form REP-V
 - Copy of Completion certificate which has been obtained on 12.12.2025 (except for 21 plots falling under ROW of 220KV HT Line).
 - Photographs of the project.
 - License No. 81 of 2019 dated 30.07.2029 renewed upto 29.07.2026.
 - Affidavit that the promoter has not made any sale or booking after expiry of registration of the project.
 - Engineer, Architect and CA certificate.
 - Fee for auditor appointment, i.e., ₹41,300/- and ₹10,000/- for public notice.
 - Amount deposited ₹ 3,14,137/- (Extension fee, Late fee and penalty is applicable as per resolution dated 07.08.2024 and 29.01.2025 is in order)
 - Explanatory note mentioning reasons for delay.

5. On 25.03.2026, after examination of the application, it was observed that the online extension form has not been submitted due to technical glitch. The Promoter is directed to visit the IT Cell of the Authority to resolve the issue. After that, the application of extension will be considered.

6. On 24.06.2026, learned counsel for the Promoter informed that reply has been submitted in the registry on 29.05.2026. The office informed that inadvertently the said reply could not be placed on record. The Authority directs the office to examine the reply and place the same before the Authority on the next date of hearing.

7. Vide reply dated 29.05.2026, the Promoter has now submitted online extension form as the technical glitch has now been removed. The promoter has also applied for extension from 29.04.2026 to 29.04.2027 with a requisite fee of ₹ 1,57,068/- which is in order.

8. The registration was valid upto 29.07.2024. Promoter is seeking 9 months COVID-19 relief till 29.04.2025 and is therefore applying for extension from 29.04.2025 to 29.04.2027 for two years under Section-7(3) of the Real Estate (Regulation & Development) Act, 2016 which is in order. Part Completion Certificate of the Project has been obtained (except for 21 plots falling under ROW of 220KV HT Line) on 12.12.2025. License No. 81 of 2019 dated 30.07.2019 is valid upto 29.07.2026.

9. Today, after consideration, the Authority decided to grant extension for a period of nine months (as per Office Order dated 26.05.2020 and Resolution passed by the Authority on 02.08.202 (vide Item No. SPL-I) as a force majeure event due to Covid-19 under Section-6 of the Real Estate (Regulation & Development) Act, 2016 and Continuation of Registration under Section-7(3) of the Real Estate (Regulation & Development) Act, 2016 for a period of 2 years, the registration shall be valid upto 29.04.2027. However, the validity of registration shall be co-terminous with the validity of license. The promoter shall submit a copy of the



valid licence from time to time to the Authority. Since, the registration is co-terminus with the validity of the licence, the period during which the licence is not valid, the promoter shall not advertise, market, book and sell any unsold inventory of the project, failing which the registration of the project shall be revoked. Certificate of extension be issued accordingly.

10. **Disposed of.**



True copy

[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.

[Signature]
LAKAIKUL

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30/08

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