



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

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 12.08.2026.

**Item No. 329.12**

Submissions on behalf of Mapsko Builders Private Limited ("Respondent Promoter") in respect of the project "MAPSKO Galleria", a commercial colony measuring 1.82 acres in Sector - 27, Sonipat ("Project"), seeking that the Occupation Certificate dated 08.08.2019 be considered as the Completion Certificate for the Project, in terms of the reply dated 13.04.2026 of the Director, Town and Country Planning, Haryana ("DTCP").

**Promoter:** M/s Mapsko Builders Pvt. Ltd.

**Project:** "Mapsko Galleria" a commercial pocket on land measuring 1.82 Acres (7365.222 Sq. Mtrs) situated in Sector-27, Sonipat.

**Reg. No.:** HRERA-PKL-SNP-72-2018 dated 14.12.2018 valid upto 30.06.2019. One year extension/s 6 granted upto 30.06.2022.

**Present:** Adv. Sumesh Malhotra on behalf of promoter

1. Authorised signatory of Mapsko Builders Pvt. Ltd. vide letter dated 27.07.2026 has informed that the Respondent Promoter applied for the Occupation Certificate on 08.05.2019, within the validity of the registration, and the same was granted by the DTCP on 08.08.2019. The Project has stood complete in all respects since that date.
2. The Project is a commercial pocket forming part of a larger licensed colony "MAPSKO Garden Estate" admeasuring 134.205 acres in Sectors 26, 27 and 28, Sonipat and for which the DTCP granted a Part Completion Certificate on 26.02.2014, recording that the development works therein stood completed to its satisfaction. Pursuant to the directions of the Authority, the Respondent Promoter applied to the DTCP for a separate completion certificate on 14.01.2025 and 16.01.2026. By reply dated 13.04.2026, the DTCP, the competent authority under the Haryana Development and Regulation of Urban Areas Act, 1975("1975 Act"), held that the Project already forms part of the said Part Completion

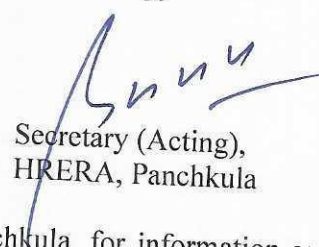


Certificate, that "no separate completion certificate for the said commercial pocket is required", and filed the application. The said position is in consonance with the amendment dated 18.12.2024 to the 1975 Act, whereby the Occupation Certificate has been brought at par with the Completion Certificate, and where a colonizer has obtained an occupation certificate for building blocks and part completion for the plotted colony, no further scrutiny for grant of completion certificate is required. The amendment applies retrospectively from 30.01.1975 in terms of Section 1(2) thereof. No separate completion certificate is therefore either required or capable of being obtained, and the Occupation Certificate dated 08.08.2019, read with the Part Completion Certificate dated 26.02.2014, constitutes completion of the Project for all purposes. In view of the above, it is prayed that the Authority may be pleased to:

- i. Consider the Occupation Certificate dated 08.08.2019, read with the Part Completion Certificate dated 26.02.2014, as the Completion Certificate for the Project for all purposes under the RERA Act, 2016;
  - ii. Consequently, close all proceedings qua the Project;
3. After consideration, the Authority is of the view that since the suo motu relating to present matter is adjourned to 26.08.2026, the present agenda be also listed for hearing alongwith it.
4. Adjourned to **26.08.2026**



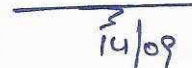
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Secretary (Acting),  
HRERA, Panchkula

A copy of the above is forwarded to STP, HRERA Panchkula, for information and taking further action in the matter.

CA SHUBANGU

  
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