



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

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 06.11.2023.**

**Item No. 232.23**

**Regarding Audit and objections from general public in the project.**

**Promoter: M/s Parsvnath Developers Ltd.**

**Project: "Parsvnath Royale Pocket B" — Group Housing Colony on land measuring 7.182 Acre in Sector 20, Panchkula.**

**Reg. No.: HRERA-PKL-PKL-16-2018 dated 19.06.2018, valid up to 31.12.2019.**

1. M/s Parsvnath Developers Ltd. vide letter dated 05.09.2022 had applied for second extension of registration of their project cited above. The matter was placed before Hon'ble Authority in its meeting held on 03.10.2022 wherein Hon'ble Authority appointed Ld. CTP as Local Commissioner to visit the site. The report was submitted by Ld. CTP on 11.11.2022 and after considering the report of LC on 21.11.2022, the Authority had decided to issue show cause notice to the promoter under Section 35 of the RERA Act as to why sale may not be stopped as license has not been renewed.
2. Thereafter, the Authority in Suo Motu Complaint No. 3340 of 2022 had directed the promoter not to sell any of the unsold inventory or create any third party rights in the project till the case relating to extension for third time is decided by Authority.
3. Further, the Authority on 17.04.2023 vide Item No. 208.07 has decided that audit of the project be got conducted and public notice in newspapers be got published for inviting objections from general public.
4. In view of the above, M/s S. Mehtani & Company vide letter dated 13.06.2023 were appointed as auditor to conduct the audit of the said project. Further public notice in newspapers, The Tribune, Chandigarh and Dainik Bhaskar were published on 06.06.2023.



5. Now, a total of four objections from general public have been received in view of above public notice vide Dak Receipt ID 25153 dated 21.06.2023, 25200 dated 26.06.2023, 25199 dated 26.06.2023, and 21197 dated 19.12.2022.

6. The audit report in this case is still awaited. However, vide email dated 03.11.2023, the CA firm has stated that immediately on allotment of audits, request was made to the entities to provide the requisite information/documents for enabling them to undertake the audit. Subsequently, reminder was also given vide their letters dated 07.08.2023 to provide the requisite information /documents. The matter was also followed up with the entities by their representative in person on numerous occasions. However, till date no information/documents have been provided to them. Therefore, the CA firm has requested that suitable instructions may be issued to the entities to provide the requisite information/documents so that they are able to complete the audits of these entities at an early date.

7. After consideration, Authority decided that promoter be supplied copies of the objections received from allottees for comments on each and every averment in an annotated form. A copy of email dated 03.11.2023 received from CA be also sent to promoter to explain as to why show cause notice under Section-35 may not be issued to them for not cooperating with CA firm appointed by Authority.

8. Adjourned to 15.01.2024.

9. In case promoter/applicant furnishes the information before next date of hearing, their application may be considered in its Authority meeting on Monday following the date of such submission.



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20/11/23

True copy

Executive Director,  
HRERA, Panchkula

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

CA Shubham