



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 06.03.2024.

Item No. 244.03

Extension of registration under Section-6 of the RERD Act, 2016.

Promoter: M/s Parker Infrastructure Pvt. Ltd.

Project: "White Lily Residency" a Group Colony on land measuring 11.687 Acres being developed at Sector-27, Sonipat.

Reg. No.: HRERA-PKL-SNP-198-2020 dated 15.08.2020 valid upto December, 2022. (Covid extension granted upto September, 2023).

1. The promoter vide letter dated 24.07.2023 has applied for extension of registration. The same was heard by the Authority on 26.09.2023 vide item no. 228.08, wherein the Authority had decided that:-

- i. "Promoter has already been granted extension of nine months on account of covid period without charging any fee, hence, the request of promoter to waive off the extension fee for one more year is rejected.
- ii. Audit of project be got done from empanelled CA firm.
- iii. Details of remaining construction works be submitted as well as inventory details.
- iv. While granting extension on account of covid period, it was considered as first extension and certificate was issued as such. This certificate be amended as covid extension. Corrigendum be issued. Present case is to be considered for first extension."

2. In compliance of (ii) above, M/s A. Kumar Verma & Co. were appointed to conduct audit vide letter dated 03.11.2023 and vide letter dated 18.01.2024, CA firm has submitted its report which is reproduced as below:-

- i. We have checked the Escrow Account opened with State Bank of India, Kundli Branch by the promoter company for the project mentioned above. During the audit we checked and confirm that amount collected by the promoter for the project have been deposited in the designated escrow account.
- ii. All receipts issued for the amount received in the escrow account of the project have been verified.



- iii. We have received CA certificate from AKGSR & Company upto 30.06.2023 and also checked the records. During the audit we find out that in the certificate amount received and withdrawn against the project is Rs 61.06 Crore. The promoter has also submitted bookings in the RERA application for 85 units while as per record only 52 units were booked till 10.07.2019. Total amount that company has invested till 30.06.2023 on land and development work of the project is Rs 117.08 Crores.
- iv. Site Visit done and details with photograph are enclosed with report.
- v. Out of total bookings, 20 units were either cancelled or refunded. Total amount refunded against these units was Rs 34.90 Lakh. There were 22 units which were transferred by promoter company as per record checked by us.
3. Corrigendum in view of (iv) observation of the Authority has already been issued. Further, the promoter vide letter dated 26.02.2024 has submitted the details of remaining construction works as well as inventory details. According to the details submitted, the construction of all the towers have been completed and inventory details are as follows:-

S. No.	Tower	Total Units	Sold	Unsold
1.	A.	110	88	22
2.	B.	110	88	22
3.	C.	110	0	110
4.	D.	110	35	75
5.	E.	80	10	70
6.	F.	70	34	36
7.	G.	180	18	162
	Total	770	273	497

4. In view of the above, the promoter has requested to extend the validity of registration of project for two years, i.e., from September 2023 to September 2025.
5. Authority observes that CA firm M/s A. Kumar Verma & Company has pointed out shortcomings in the booking of units and amount collected. Promoter has not submitted any resolution plan for completion of project. Request of the promoter to waive off the extension fee for 2nd year had already been rejected by Authority on 26.09.2023 and after that no fee has been deposited by promoter. Hence, Authority decided that Managing Director/ one of the Director be personally present on next date of hearing.
6. Adjourned to 27.03.2024.



Handwritten signature
19/3/24.

True copy

Handwritten signature
Executive Director,
HRERA, Panchkula

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

LA Shubham