



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 21.11.2023.

Item No. 233.37

Continuation of registration under Section-7(3) of RERA Act, 2016 for second year.

Promoter: M/s RPS Infrastructure Ltd.

Project : RPS Infinia Tower-5 [Phase-I] - IT Park Colony on area 18153.42 Sq. mtrs situated in Sector 27-A, Village Sarai Khawaja, Tehsil and District Faridabad.

**Reg. No: 204 of 2017 dated 15.09.2017 valid up to 14.09.2021.
(First extension valid up to 14.06.2023).**

1. This matter was considered by the Authority in its 216th meeting held on 19.06.2023, vide Item No. 216.08, wherein the Authority had passed the following resolution:-

1. "On 30.05.2023 Authority passed the following orders:

"1. RPS Infrastructure Ltd. has applied for second extension of registration of project area measuring 18153.42 Sq. mtrs IT Park Colony (RPS Infinia Tower-5[Phase-I]) situated in Sector 27-A, Village Sarai Khawaja, Tehsil and District Faridabad which is registered vide Registration No. 204 of 2017 dated 15.09.2017 which was valid up to 14.09.2021. Thereafter, first extension was granted which is valid upto 14.06.2023.

2. Promoter has applied on prescribed proforma Rep-V Form. The quarterly has been submitted upto 31.12.2022. The promoter has now applied for second extension under Section 7(3) of Real Estate (Regulation and Development) Act, 2016.

3. The total area of the registered project is 18153.42 Sq. mtrs. The applicant has submitted Rs.1,81,600/- as extension fee. The fee works out as under:-

Sr. No.	Title	Amount Deposited (Rs.)	Amount works out to be (Rs.)	Deficit (Rs.)
1	Registration fee	3,63,082	9,07,671	5,44,589
2	First Extension	1,81,541	4,53,835	2,72,294



3	Second Extension	1,81,600	4,53,835	2,72,235
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4. Authority observes that fee deposited by promoter is deficit by Rs.10,89,119/-. After consideration, Authority decided that promoter be asked to deposit deficit fee of Rs.10,89,119/-. After that extension case will be considered.

5. Adjourned to 10.07.2023."

2. In furtherance of the orders of the Authority promoter has submitted reply dated 07.06.2023 in which it is mentioned that:

S. No	Tower No.	Land Area (acre)	Land Area (Sqm)	Phase Area in Registration	Project FAR Area 250 (SQM)	Registration fees calculation on land area *20*2.5 (S.No. 4*20*2.5)	Paid amount at time of registration	Difference (Row 7-8)
1.	2.	3.	4	5	6	7	8	9
1.	T-05	1.795	7261.188	Phase I	18136.46	363059.38	363082	-22.60
2	T-04	1.527	6181.835	Phase II	15451.51	309091.76	309042	49.76
3	T-03	1.538	6220.783	Phase III	15494.7	311039.14	311037	2.14
4	T-02	1.577	6383.811	Not registration	2067	0		0
5	T-01	1.15	4655.834	Not registration	20851.485	0		0
		7.587	30703.45		72001.55	983190.27	983161	29.27

3. The promoter has requested the Authority to calculate the fee on the basis of their calculations.

4. After consideration, Authority decided as under:-

- Deficit fee be deposited by promoters.
- Audit of project be got done from empanelled CA firms.
- Public Notice in newspapers be got published inviting objections from general public.
- Resolution plan for completion of project be submitted.
- Demarcation/Zoning plan and service plan estimates be submitted."

2. In furtherance of the orders of the Authority, public notice was issued on 15.07.2023 and no objection was received. Further, Authority vide letter dated 04.08.2023 appointed M/s A. Kumar Verma & Co. to conduct audit of the project. However, no audit report has been submitted. The promoter vide reply dated 03.07.2023 has submitted deficit fees of Rs. 10,89,140/- and has submitted the copy of approval letter of Zoning plan along with the zoning plan. However, no resolution plan for completion of project has been submitted by the promoter. The promoter has submitted QPRs up to June 2023.

3. After consideration, Authority decided that promoter has not replied to the directions of Authority given in its meeting held on 19.06.2023. One more opportunity is given to promoter. Report of CA, if received be submitted on next date of hearing.



4. Adjourned to 22.01.2024.

5. 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.



Handwritten signature
5/12/23

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.

CA (Ashwina)