



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 13.03.2024.

Item No. 245.15

Continuation of registration for fourth and fifth year under Section-7(3) of RERD Act, 2016.

Promoter: Gawar Infra Pvt. Ltd.

Project: "Gawar City" - Residential Plotted Colony on land measuring 27 Acres in Sector-11, Ratia, Fatehabad.

Reg. No.: 50 of 2018 dated 27.09.2018. valid upto 15.05.2019 and extended upto 13.02.2023.

Temp ID : 477 of 2019.

1. M/s Gawar Infra Pvt. Ltd. vide letter dated 08.02.2023 applied for continuation of project registration under Section 7(3) of Real Estate (Regulation and Development) Act, 2016, for another two years (4th and 5th extension).
2. The Authority vide item no. 202.08 dated 06.03.2023 decided to publish a notice in newspapers inviting objections from public which was published on 29.03.2023 and no objections were received and directed the promoter to submit C.A. Certificate certifying the development and construction work. (C.A. Certificate submitted vide letter dated 25.04.2023)
3. The Authority vide item no. 210.08 dated 01.05.2023, observed that as per C.A certificate dated 15.04.2023, 15 % of electrification work is pending for which estimated balance cost to be incurred is Rs.125 Lacs and promoter has already applied for Completion Certificate on 22.11.2018 (as mentioned by promoter in letter dated 08.02.2023) and decided that Audit of project be got done from an empanelled CA and directed the promoter to clarify



C.A. Certificate. M/s Sanjay Arora & Associates were appointed as auditor on 07.08.2023. Auditor filed its report on 06.09.2023.

4. The Authority vide item no. 227.33 dated 19.09.2023 observed that promoter has failed to complete the project even after getting three extensions and decided to ban further sale in the project and directed to issue a suo-motu notice to promoter for not maintaining separate RERA Bank Account. The suo-motu notice was issued on 04.10.2023 and complaint no. RERA-PKL-2274-2023 was generated against the Promoter.

5. In Suo-Motu complaint, the Authority on 21.11.2023 directed the promoter to open a separate RERA bank account and imposed a penalty of Rs. 50,000/- under Section-61 of the RERA Act, 2016. The Promoter paid a sum of Rs.50,000/- as a penalty on 13.12.2023 and provided the details of the Accounts opened by the promoter vide PUC dated 09.01.2024.

In Suo-Motu complaint the Hon'ble Authority on 24.01.2024, directed the promoter to get a public notice issued in two newspapers measuring 3" x 3" having wide circulation for information of general public about the bank accounts under intimation to the Authority and to inform the Authority after getting the said notice issued along with copies of newspapers and decided to take on record the Bank Account details by way of a corrigendum. The complaint is now listed for hearing on 20.03.2024.

Vide reply dated 27.02.2023, the promoter has complied with the all the above said directions of the Authority.

6. The Authority vide item no.227.33 dated 24.01.2024, observed the promoter is violating the provisions of RERA Act, 2016 and decided that promoter/one of the Directors be personally present on next date of hearing, i.e., 13.03.2024 along with resolution plan for completion of project.

7. The Promoter vide letter dated 12.02.2024 has submitted the following :-

- i. Promoter has applied for Completion Certificate to DTCP on 26.09.2023.
- ii. Chief Engineer-II HSVP Panchkula has sent report regarding completion of development works to DTCP, Haryana on 04.12.2023.
- iii. Technical report sent by STP Hisar to DGTCPC Chandigarh on 22.12.2023.
- iv. Report from DTP, Fatehabad to STP, Hisar dated 13.12.2023.



- v. The Report regarding completion of electric works issued by Superintending Engineer (OP) DHBVN Fatehabad dated 14.12.2023 enclosed.
- vi. Cost incurred is 5939.25 lacs as in the project including cost to land (upto 31.12.2023) as communicated with C.A certificate on 15.01.2024.
- vii. Grant of consent to operate by Haryana State Pollution Control Board dated 17.11.2023
- viii. Deposited total extension fee Rs.6,24,000/- (Rs.3,12,000/- through net banking on 09.02.2024 and Rs.3,12,000/- through NEFT/ RTGS on 30.01.2023).
8. Extension fee for two years amounts to Rs.6,57,826/-, which is deficit by Rs.33,826/-.
9. Authority decided that promoter should deposit deficit fee of Rs.33,826/-. After that request of promoter will be considered.
10. Adjourned to 24.04.2024.



True copy

Executive Director,
HRERA, Panchkula

21/3/24.

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

LA (Kakul)