



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 20.03.2024.

Item No. 246.19

Continuation of registration of project u/s 7 (3) of the RERD Act, 2016.

Promoter: Kamal Ideal Infratech Pvt. Ltd.

Project: "Sapphire Floors and Sapphire Heights" a residential group housing colony on land measuring 4.96 acres in Village Nangal Kalan, Sector 64, Sonipat.

Reg. No.: HRERA-PKL-SNP-71-2018 dated 28.11.2018 valid upto 30.12.2021.

Temp ID: 114-2018.

Present: Mr. Jyoti Sidana.

1. The Authority had registered this residential group housing colony on 28.11.2018. Now, vide letter dated 26.02.2024, the promoter has applied for extension of project for 2 more years:-

RC lapsed on 30.12.2021

9 months covid benefit-30.09.2022

First extension-30.09.2023

Continuation for one more year-30.09.2024

2. License No. 74 of 2008 dated 26.03.2008 for an area measuring 10.835 acres has been renewed upto 25.03.2025.

3. At the time of registration, the promoter has stated that they have applied for registration of 4.96 acres out of 10.8357 acres and remaining area has not been applied due to global recession and demands of flats as of now.

4. The promoter has submitted following explanatory note:-

The Project of 4.96 Acres has [Tower-D - 52 Units and Block-1 to 54 (270 Low Rise Floors)]. The reasons for delay are as below:



- a) Nationwide Lockdown due Covid-19 pandemic
- b) Completed 40.75% of construction / development works for Block 21 to 54 which includes 170 Low rise floors and the Project shall be completed within next one year period.
- c) Development works has been completed for the Project and external electrical infrastructure works is undergoing at site.
- d) The factors effecting the pace the development of the project.
- e) That due to low market sentiments and low customer demand for the Group Housing projects
- f) The EDC and IDC payment stands fully paid to the Department of Town & Country Planning, Haryana and the infrastructural service to be laid under External Development Head from the HSVP/HUDA have not yet laid at site. Even no development works has been done by HSVP in the vicinity including the most essential development and construction of master Sector Roads including the trunk services i.e. Sewer and Drainage Line which lead to delay in completion of the project.

5. As per Architects certificate, percentage of works completed is 40.75%. As per CA certificate, percentage of works completed is 43.25%.

6. The promoter has submitted Rs. 6,15,000/- as fee for extension for two years, which is in order.

7. Promoter has not annexed the photographs of the project. Online QPRs have been filed upto 31.12.2023.

8. Authority observes that project registration was valid up to 30.09.2022 after adding covid period. As per Architect Certificate works completed is 40.75%.

9. Authorized representative requested that one of the Directors of company will appear personally on next date of hearing to explain the reasons of delay and likely timelines by which project will be completed. Acceding to his request, matter was adjourned to **01.05.2024**. Authority further directed that resolution plan for completion of project be submitted one week before next date of hearing.



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3/4/24.

True copy

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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)