



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-I, 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 31.01.2024.

Item No. 240.18

Extension of registration for first year under Section-6 of RERA Act, 2016.

Promoter: M/s Puri Construction Pvt. Ltd.

Project: "Amanvilas"-a Residential Plotted Colony over an area measuring 84.135 acres situated in Sector 88 and 89, Faridabad, Haryana.

Reg. No.: 120 of 2017 dated 28.08.2017 valid upto 28.01.2021.

1. The matter was last considered by the Authority on 04.12.2023 wherein following order was passed:

"1. M/s Puri Construction Pvt. Ltd. vide letter dated 03.05.2023 has requested for the First Extension of registration of project "Amanvilas"-a residential plotted Colony under over an area measuring 84.135 acres situated in Sector 88 and 89, Faridabad, Haryana registered vide Registration No. 120 of 2017 dated 28.08.2017 valid up to 28.01.2021.

2. The applicant has applied for the first extension on prescribed proforma of Rep-V Form under Section 6 of Real Estate (Regulation and Development) Act, 2016.

3. License No. 01 of 2015 granted by DTCP for land measuring 100.325 acres. The License No. 01 of 2015 was renewed by DTCP for land measuring 85.737 and was valid upto 09.06.2023 and no application for its renewal has been made to DTCP. DTCP has granted license No. 25 of 2020 for the remaining land measuring 14.5875 valid upto 13.09.2025.



<i>Area Demarcation</i>	<i>License No. (DTCP)</i>	<i>Validity of license</i>	<i>RERA Registration</i>	
100.32 acres– 16.19 (registered by TDI vide 39 of 2017) = 84.13 acres	License No. 1 of 2015	Renewed upto 09.06.2023 for land measuring 85.73 acres	Reg. No. 120 of 2017 for 84.13 acres	Part Completion Certificate for 49.73 acres out of 85.7375 acres in License No. 1 of 2015 granted vide letter dated 10.01.2022.
14.58 acres	License no. 25 of 2020	Valid upto 13.09.2025	14.58 acres migrated to DDJAY. Reg vide HRERA- PKL-FBD-235- 2021	

4. The promoter has been granted part completion certificate dated 10.01.2022 for 49.73 acres out of 85.7375 acres in License No. 1 of 2015. However, area measuring 16.19 acres has been registered against Reg. No. 39 of 2017 by TDI Infracorp Ltd. Therefore it cannot be deduced from the part completion certificate as to for which area the promoter has obtained Part Completion certificate.

5. The promoter has submitted that company has already developed the Pocket-B, C, D and F and has already applied for completion certificate for the said pockets. Further "that the delay if any is due to circumstances relating to Covid-19 pandemic engulfing the country."

6. The applicant has submitted extension fee of Rs. 4,00,000/- which is not in order.

7. The promoter has submitted the following documents:-

- (i) Engineer Certificate dated 28.04.2023 states that the 100 % development works has been done with reference to total estimated cost for project.
- (ii) Copy of Revised layout plan for an area measuring 135.381 acres.
- (iii) QPR up to September 2021
- (iv) The promoter has submitted a gift deed dated 08.06.2020 executed by Fantabulous Town Planners Pvt. Ltd. in favour of Hon'ble Governor, State of Haryana for an area of 8.1 acres situated at Sector-89, village Bhupani, Tehsil and District Faridabad.
- (v) The promoter has submitted that he has applied for part completion certificate for 19 acres but has enclosed application for grant of completion certificate for services for an area of 8.795 acres (Block-G) to DTCP dated 01.12.2021.



(vi) The promoter has submitted application for grant of completion certificate for services for an area of 66.149 acres (Block D & F) out of 149.968 acres of licensed land in License No. 01 of 2015 and License No. 97 of 2017. But it cannot be deduced as to for which area promoter has applied for part completion certificate.

8. The promoter has not submitted the following:-

(i) Architect certificate.

(ii) CA certificate

9. The promoter has already submitted copy of approved Layout cum Demarcation Plan and Zoning plan for an area measuring 100.325 acres.

10. After consideration, Authority decided that promoter should submit Architect and CA certificate. Also, promoter should file up to date QPRs, copy of part completion certificate issued by DTCP along with duly authenticated plan showing the area for which part completion has been applied/granted. After that request of promoter will be considered.

11. Adjourned to 29.01.2024."

2. The promoter has not filed any reply to the above mentioned deficiencies.

3. Authority observes that project registration was valid up to 28.01.2021. Hence, second and third year extensions have also become due in addition to first extension.

4. Authority decided that further sale in the project is banned. Audit of project be got done from CA firm empanelled by Authority and notice in newspapers inviting objections from general public be got published in newspapers. Authority further decided that show-cause notice to promoter under Section-63 of RERA Act, 2016 be issued as to why penalty may not be imposed upon them for violating the orders of Authority and show cause notice under Section-7(1) of RERA Act, 2016 be also issued for revocation of registration as its registration expired on 28.01.2021. One last opportunity is granted to promoter to submit his reply.

5. Adjourned to 27.03.2024.



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13/12/24.

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 (Ashwina)