



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 03.04.2024.

Item No. 248.15

Extension of project for first year U/s 6 of RERD Act, 2016.

Promoter: M/s Esmax Infradevelopers Private Limited.

Project: "32 Emporia" Commercial plotted Colony on land measuring 2.325 acres situated in Sector 32, Karnal, Haryana.

Reg. No.: HRERA-PKL-KNL-328-2022 dated 09.08.2022 valid upto 31.12.2023.

Present: Mr. Gagan Taneja, Ld. Advocate

1. The promoter had applied for first extension under Section 6 of Real Estate (Regulation and Development) Act, 2016, of registration of their project "32 Emporia" Commercial plotted Colony on land measuring 2.325 acres situated in Sector 32, Karnal, Haryana registered vide Registered No.: HRERA-PKL-KNL-328-2022 dated 09.08.2022 valid upto 31.12.2023.
2. The promoter has applied on prescribed proforma Rep-V Form.
3. The applicant promoter has submitted ₹70,600/- as extension fee which is deficit by Rs.35,255/-. Further, at the time of registration Rs. 1,41,200/- was submitted as registration fee, which was deficit by Rs.70,509/-. In fact registration fee works out to Rs. 2,11,709/- (with FAR 1.5). The promoter should submit Rs. 1,05,764/- (70,509 + 35,255).
4. License No. 121 of 2021 dated 31.12.2021 has been granted by DTCP on land measuring 2.325 acres which is renewed upto 30.12.2026.
5. The promoter has submitted copy of application made to DTCP for issuance competition certificate dated 19.07.2023.



6. The promoter has certified on its letter head dated 30.11.2023 that *they have completed 100% of the project as per layout and service plan approved by the Department in respect of our Commercial plotted colony project "32 Emporio". They have completed all the installation and construction of Sewerage Treatment Plan and Underground Water Tank, Public Utility and Electrical Transformer etc. The services laid on site are marked on drawings.*
7. The promoter has not submitted CA Certificate, Engineer Certificate and architect certificate.
8. Photographs showing the present position at site have been submitted. The promoter has submitted quarterly progress reports upto 30.09.2023.
9. The promoter also requests for *waiver of extension fees and return of Rs. 70,600/- as extension application is resulted due to delay caused by Statutory authority in issuance of CC and there is no such reason caused by the promoter company.*
10. The promoter has applied for continuation of extension of registration upto 30.06.2024.
11. Orders of the Authority dated 11.12.2023: *"After consideration, Authority decided that promoter should deposit deficit fee of Rs. 1,05,764/- and submit CA Certificate, Engineer Certificate and Architect Certificate regarding status of construction. After that extension case will be considered. Adjourned to 05.02.2024 (now scheduled for 07.02.2024)."*
12. On 07.02.2024, the representative of promoter stated that reply has been submitted on 05.02.2024. Hence, Authority decided that reply be examined by project section and put up on next date of hearing. Adjourned to 03.04.2024.
13. Vide reply dated 05.02.2024, the promoter has submitted the following:
- Deficit fee of Rs. 1,05,764 vide DD no. 008304 dated 02.02.2024;
 - CA certificate dated 31.12.2023 stating total cash inflow of Rs. 372.67 lakhs, total cashflow of Rs. 53.70 lakhs of the project.
- Information related to escrow RERA account:
- | | |
|---|--------------|
| Opening balance at the beginning of the quarter | 12.29 lakhs |
| Amount deposited in Escrow account | 117.95 lakhs |
| Amount withdrawn during the quarter | 129.89 lakhs |



Closing balance at the end of quarter 00.35 lakhs

It is to be noted that this certificate is not independent and is based on unaudited books of account and other related documents till 31.12.2023;

- iii. Engineers Certificate dated 31.12.2023 stating that:
Estimated cost incurred till 31.12.2023 is 1126 lakhs, work done in % as percentage of estimated cost is 100% and balance cost of completion of the civil work/MEP and allied works of the building(s) of the project for obtaining OC/CC is 00.00 lakhs;
- iv. Architect certificate certifies that as on date 31.12.2023, 100% of work done in the project;
- v. Copy of application for grant of completion certificate to DTP (Karnal), Chief Engineer-II (HSVP, Panchkula) and Superintending Engineer (HSVP, Panchkula).

14. The promoter had applied for completion certificate to DTCP on 19.07.2023 for their commercial plotted colony on land measuring 2.325 acres in Sector-32, Karnal. Completion certificate is still awaited from DTCP.

15. After consideration, Authority decided to grant extension of one year under Section-6 of RERD Act, 2016.



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22/4/24.

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.

LA (Monika)