



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. 246.22

Amendment in Item No. 239.50 dated 24.01.2024.

Promoter: M/s Aarcity Builders Private Limited.

Project: "Regency Park", a Group Housing Colony on land measuring 8.181 Acres situated in village Satrod Khurd, Sector-11A & 17, Hisar, Haryana.

Reg. No.: HRERA-PKL-295-2017 dated 13.10.2017, valid up to 31.12.2021.

Temp ID: RERA-PKL-841-2020.

Present: Mr. Tarun Ranga, Ld. Counsel.

1. The Promoter through its authorized signatory has applied for first extension on 02.02.2023 and continuation of registration for the second year vide letter dated 15.12.2023.
2. The applicant vide letter dated 15.12.2023 submitted the following :
 - i. Renewed License no. 262 of 2007 dated 1.12.2007 granted for Group Housing Colony over an area measuring 12.081 acres which is valid upto 01.12.2024.
 - ii. Occupation certificate for 8700.235 sq. meter which has been obtained on 29.10.2018
 - iii. Occupation certificate of Towers B, D and G and EWS which has been obtained on 21.06.2023.
3. The matter of extension of Registration u/s-7(3) was last placed on 24.01.24 and the Authority vide Item No 239.50 decided the following :
 - i. Audit of Project be got conducted from a C.A. empanelled firm and a public notice in newspapers for inviting objections from general public be given.*
 - ii. After three months, site be inspected by Ld. CTP.*



iii. Project be monitored on quarterly basis.”

4. The appointment of auditor is under process. Vide letter dated 23.02.2024 Adv. Tarun Ranga, authorized signatory of the promoter submitted that the Authority had allowed the extension for tower B,D & G and execution of conveyance deeds in favour of allottees in these three towers. However, the minutes of meeting issued by the Authority in its meeting held on 24.01.2024 did not mention any such kind of directions/orders. After grant of Occupation Certificate dated 21.06.2023 the allottees are also ready to take possession but they are unable to do so because Banks/Financial Institutions are not disbursing loan amount to allottees due to non extension of registration.
5. Learned Counsel also submitted that in Complaint No.813 of 2018 titled as Arcity Residents Welfare Association vs Arcity Builders Pvt Ltd, the Authority vide its order dated 25.01.2024 had directed to execute the conveyance deeds of allottees in time bound manner or before the next date fixed, i.e., 04.04.2024, failing which Authority can impose /invite heavy penalty.
6. Learned Counsel for the Promoter requests to amend the orders of the Authority dated 24.01.2024 passed in Agenda Item No. 239.50 wherein it was decided to allow extension for the above mentioned 3 towers and execution of conveyance deed.
7. In view of the orders of the Authority dated 25.09.2024 in Complaint No. 813 of 2018, Authority decided to grant extension of one year under Section-7(3) of RERD Act, 2016 of Towers B,D and G so that conveyance deeds could be executed.
8. Disposed of.



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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.

LA (Kakul)



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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. 248.01

Confirmation of Minutes of 246th and 247th Meetings of the Authority held on 20.03.2024 and 27.03.2024 respectively.

Authority confirmed the minutes of its 246th and 247th Meetings held on 20.03.2024 and 27.03.2024 respectively, as circulated with agenda notes subject to the following modification:-

246th Meeting – 20.03.2024

Item No. 246.22

M/s Aarcity Builders Private Limited - "Regency Park", a Group Housing Colony on land measuring 8.181 Acres situated in village Satrod Khurd, Sector-11A & 17, Hisar, Haryana.

Para-7 of Item No. 246.22 is amended as under:-

"7. In view of the orders of the Authority dated 25.01.2024 in Complaint No. 813 of 2018, Authority decided to grant extension of one year each under Section-6 and Section-7(3) of RERD Act, 2016 for Towers B, D and G"



22/4/24

True copy

Executive Director,
HRERA, Panchkula

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LA (Kakul)