



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

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**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 24.04.2024.**

**Item No. 250.33**

**Continuation of registration of project for second year u/s 7(3) of RERD Act, 2016.**

**Promoter: M/s Dwarkadhis Projects Pvt. Ltd.**

**Project: "Casa Romana" – Group Housing Colony on land measuring 8.376 acres in sector-22, Dharuhera, Rewari.**

**Reg. No.: HEREA-PKL-RWR-105-2019 dated 21.05.2019 valid upto 31.03.2021 (after covid relief – valid upto 31.12.2021).**

**Temp ID: 105-2019.**

**Present: Mr. Tarun, Advocate and IRP.**

1. Order of the Authority dated 11.09.2023 is as follows:
  4. Authority observes that promoter at the time of registration has submitted 31.03.2021 as completion date of project in A-H proforma. After giving relief of covid period of nine months, registration would be valid up to 31.12.2021. Thus, it would be second extension of project.
  5. After consideration Authority decided that promoter should deposit the extension fee accordingly. Extension fee cannot be waived of. Authority also decided that audit of project be got done from a CA firm empanelled by HRERA Panchkula. A public notice be published in newspapers for inviting objections from general public.
  6. Adjourned to 20.11.2023.
2. As per the orders dated 11.09.2023, Public notices were issued on 13.10.2023 and no objections were received. Vide letter dated 17.10.2023 M/s S.P. Chopra & Co. were appointed to audit the project.
3. After consideration, on 24.01.2024 vide item no. 239.07 & 239.18 Authority decided as under:



- i. After grant of Covid extension, registration of project is valid upto 31.12.2021. Therefore, three years extension is due. Project has not yet been completed. Even single Tower is not complete; hence, further sale of project is banned.
- ii. A copy of auditor's report be sent to promoter for comments within a period of 15 days.
- iii. Fee for extension has been deposited for one year whereas extension is due for three years.
- iv. Auditor fee be deposited.
- v. Promoter should submit resolution plan after completion of project with details.
- vi. Out of 15 Towers L,M,N,P,R,S,H,J,K,U&T have been partially constructed. When the construction of towers will be completed?

4. The copy of audit report has been e-mailed and sent by post to the promoter for comments. 12. Vide reply dated 25.01.2024, the promoter has submitted extension fee of Rs. 5,69,640 and Auditors fee of Rs. 41,300. The promoter has stated that the following reasons affected the regular development of the project and there is no delay on part of the promoter/company.

- i. Force Majeure conditions due to inaction of DTCP Haryana for non-renewal of license for almost 5 years 9 months.
- ii. Company got admitted into NCLT which was settled on 27.07.2022.

5. The promoter submits that they will finish the works of 8 towers and apply for Occupation Certificate by June 2024 and by March 2025 for 3 towers.

6. On 13.03.2024, Authority observed that promoter has submitted reply on 11.03.2024, hence, Authority decided that reply be examined by project section in annotated form and put up on the next date of hearing. Authority decided that promoter be directed that reply be submitted one week before next date of hearing. Audit firm be also requested to be present on next date of hearing. Managing Director/one of the Director should be personally present on the next date of hearing along with ITRs of the last three years supported by bank statements for personal hearing failing which Authority may be constrained to initiate proceedings for revocation of the registration of project. Adjourned to 24.04.2024.



7. Vide reply dated 11.03.2024, the promoter has prayed to consider the inaction on the part of the DTCP to be zero period, exempt the period from 17.03.2017 to 06.12.2022 wherein the construction activities remain banned in Delhi or any other relief.

8. Mr. Tarun, Advocate stated that reply to audit report has been submitted on 22.04.2024. Mr. Parveen Kumar Gupta, CA appeared through video conferencing and apprised Authority about audit report submitted by them. After consideration, Authority decided as under:-

- i. Benefit of covid period had already been granted to promoter, hence, request to treat zero period from 17.03.2017 to 06.12.2022 is regretted.
- ii. IRP is required to submit a copy of valid license.
- iii. Promoter bank accounts were declared NPAs. As to why Authority was informed and no RERA account was opened, hence, promoter should explain the position.

9. Adjourned to 03.07.2024.



True copy

Executive Director,  
HRERA, Panchkula

17/5/24.

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

CA (Monika)