



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 01.05.2024.

Item No. 251.27

First Extension of registration under Section-6 of RERD Act, 2016.

Promoter: M/s Dream Merchant Promoters Pvt. Ltd.

Project: Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 5.712 acres in village Garhi Alawalpur, sector 7A, Dharuhera, District Rewari.

Reg. No.: HEREA-PKL-RWR-14-2018 dated 07.06.2018 valid upto May 2022 (If Covid Extension is granted then valid upto February 2023).

1. M/s. Dream Merchant Promoters Pvt. Ltd. vide letter dated 05.10.2023 and 09.10.2023 has submitted documents for extension of HRERA Registration no. HRERA-PKL-RWR-14-2018 dated 07.06.2018 valid upto May 2022. The promoter is entitled for 9 months general extension of covid period, i.e., from 25th March to 24th September 2020 and from 1st April 2021 to 30th June 2021. Therefore, first extension will be from February, 2023 to February, 2024.

2. The promoter had applied on prescribed proforma Rep-V Form. The applicant has submitted Rs. 58,000/- as extension fee which was deficit by Rs.8,400/-.

Explanatory note states '*our entire project was completed before 03.09.2021 and applied for Completion certificate on 03.09.2021*'.

3. The promoter vide reply dated 11.12.2023 has submitted that:

- i. Deficit fee of Rs. 8,400/- has been deposited.
- ii. QPRs till September 2023 has been filed online.
- iii. Photographs of project has been enclosed.



- iv. Approved Service plan estimates has been submitted, master plan – sewage system, master plan – SW drainage system, master plan – site grading & levelling, master plan – site water supply, master plan – flushing & garden water supply system have been submitted. However, service plan estimates have not been submitted.
- v. CA certificate dated 01/12/2023 has been submitted stating *that the promoter has incurred the cumulative cost of Rs. 427.79 lakhs on construction of the project, having registration number RERA-PKL-507-2019, upto the quarter ending on 31st march 2023 out of the total estimated construction/development expenditure of Rs. 462 lakhs as reported to the Haryana Real Estate Regulatory Authority Panchkula.*
4. On 18.12.2023, Authority observed *that promoter has applied for completion certificate on 03.09.2021 but has not yet been granted. Promoter has not given details as to why completion certificate has not been issued. Registration was valid upto May 2022 whereas promoter has applied for extension on 05.10.2023 and 09.10.2023. Thus, has violated the provisions of RERA Act, 2016. There is no clarity in the CA Certificate dated 01.12.2023 submitted by the promoter.*

After consideration, Authority decided that promoter be issued show cause notice under Section-63 of RERA Act, 2016 as to why penalty may not be imposed for not applying extension in time.

5. Vide Reply dated 24.01.2024, the promoter has submitted completion certificate dated 11.01.2024 for an area measuring 5.712 acres and has stated following reasons for delay in completion of project:

- i. Change of policy of supplying electricity from 11 Kv to 33Kv;
- ii. Fulfilling the objection raised by DTCP for granting Completion certificate took some time, enclosed gift deed in favour of Governor, Haryana.

6. The promoter has not submitted service plan estimates and not clarified regarding CA certificate dated 01.12.2023. The promoter received completion certificate on 11.01.2024 but submitted QPR till September 2023.

7. Deficiencies were conveyed to promoter vide letter dated 22.04.2024 and no reply has been received till date.



8. Last opportunity is granted to the promoter to submit service plan estimates and CA Certificate to be clarified. Promoter should also file QPRs up to the date of completion certificate failing which penal proceedings will be initiated.

9. Adjourned to 17.07.2024.



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)