



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

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 01.05.2024.

**Item No. 251.03**

Continuation of registration of project u/s 7 (3) of the RERD Act, 2016.

**Promoter:** Kamal Ideal Infratech Pvt. Ltd.

**Project:** "Sapphire Floors and Sapphire Heights" a residential group housing colony on land measuring 4.96 acres in Village Nangal Kalan, Sector 64, Sonipat.

**Reg. No.:** HRERA-PKL-SNP-71-2018 dated 28.11.2018 valid upto 30.12.2021.

**Temp ID:** 114-2018.

**Present:** Mr. Jyoti Sidana and Mr. Rishu Grover.

1. The promoter vide letter dated 26.02.2024 had applied for continuation of registration for 2 more years:-

*RC lapsed on 30.12.2021*

*9 months covid benefit-30.09.2022*

*First extension-30.09.2023*

*Continuation for one more year-30.09.2024*

2. The same was last heard by the Authority on 20.03.2024, wherein the Authority has observed that registration of project was valid upto 30.09.2022 after adding covid period. As per Architect's certificate, works completed is 40.75%

3. Authorized signatory requested that one of the directors of company will appear personally on next date of hearing to explain the reasons of delay and likely timelines by which project will be completed. Acceding to his request, matter was adjourned to 01.05.2024. Authority further directed that resolution plan for completion of project be submitted one week before next date of hearing.



4. Total area of the project is 10.83 acres. Land for future expansion is .368 acres. Area/ FAR registered with RERA on 28.11.2018 is 4.96 acres (having FAR of 41826 sq.mtrs.). Remaining unregistered area/ FAR is 5.87 acres/ 32185 sq.mtrs.
5. No reply has been received so far.
6. Mr. Jyoti Sidana stated that reply has been submitted on 29.04.2024. Authority observes that as per Architect Certificate works completed is 40.75%, hence, one of the Directors was directed to be personally present today. However, he was not present today, hence, Authority decided to impose a cost of Rs. one lac on the promoter.
7. Authority decided that promoter be personally present on next date of hearing along with quarter wise resolution plan for completion of project failing which penal proceedings will be initiated.
8. Adjourned to 07.08.2024.



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17/5/24.

True copy

*[Handwritten signature]*

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 (Shubham)