



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

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapk1-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 15.05.2024.

**Item No. 253.20**

**Extension of registration U/s 6 of RERA Act, 2016.**

**Promoter:** "Vipul Plaza" – A Commercial Project having an FAR of 16936.613 sq.mtrs on land measuring 3.20 acres situated at Village Bhatola, Sector-81, Faridabad, Haryana.

**Project:** M/s Ritwiz Builders & Developers Pvt. Ltd. and M/s URR Housing and Construction Pvt. Ltd.

**Reg. No.:** HRERA-PKL-FBD-49-2018 dated 25.09.2018 valid upto 31.07.2019.

**Temp ID:** RERA-PKL-502-2019.

1. M/s Ritwiz Builders & Developers Pvt. Ltd. and M/s URR Housing and Construction Pvt. Ltd. vide letter dated 09.04.2024 has requested for extension of real estate project "Vipul Plaza", a Commercial Project having an FAR of 16936.613 sq.mtrs on land measuring 3.20 acres situated at Village Bhatola, Sector-81, Faridabad, Haryana. registered vide Registration No. HRERA-PKL-FBD-49-2018 dated 25.09.2018 valid upto 31.07.2019.

2. The promoter has applied in prescribed REP-V form. The promoter has paid fee of ₹1,69,500/- which is deficit by ₹1,26,890/-.

3. License no. 73 of 2009 dated 01.12.2009 was valid upto 30.11.2019. Status of renewal of license has not been submitted.

4. In the explanatory note the promoter has submitted that they have completed all the development works as well as building blocks of commercial colony and DTCP has granted occupation certificate for the above said building block on 29.11.2019.



5. The promoter has not submitted Architect, Engineer and CA Certificates. Photographs of the project have also not been submitted.
6. The promoter has sought extension upto November 2019 since OC was received on 29.11.2019. The promoter has filed QPRs upto 31.12.2023.
7. A suo motu complaint bearing no. 1893 of 2022 is pending against the respondent for not uploading QPRs in which penalty of ₹10,000/- per day has been imposed and is now listed for hearing on 05.06.2024.
8. Another complaint bearing no. 1175 of 2022 is pending before the Authority for not seeking extension in which penalty of ₹1 lac has been imposed. The matter is now fixed for hearing on 14.08.2024.
9. Authority observes that License no. 73 of 2009 dated 01.12.2009 was valid upto 30.11.2019. Promoter has not given any status about renewal of license. In the absence of valid license, Authority decided that promoter be issued show cause notice under Section-35 read with Section-7(1) of RERA Act, 2016 as to why registration may not be revoked. Further sale in the project is banned. Promoter be personally present on next date of hearing.
10. Adjourned to 14.08.2024.



True copy

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(Ashwina)