



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 11.12.2023.

Item No. 235.18

Extension of registration of project for first year under Section 6 of the RERA Act, 2016.

Promoter: M/s Esmax Infradevelopers Private Limited.

Project: "32 Emporia" Commercial plotted Colony on land measuring 2.325 acres situated in Sector 32, Karnal, Haryana.

Reg. No: HRERA-PKL-KNL-328-2022 dated 09.08.2022 valid upto 31.12.2023.

1. The promoter has applied for first extension under Section 6 of Real Estate (Regulation and Development) Act, 2016, of registration of their project "32 Emporia" Commercial plotted Colony on land measuring 2.325 acres situated in Sector 32, Karnal, Haryana registered vide Registered No.: HRERA-PKL-KNL-328-2022 dated 09.08.2022 valid upto 31.12.2023
2. The promoter has applied on prescribed proforma Rep-V Form.
3. The applicant promoter has submitted ₹70,600/- as extension fee. At the time of registration Rs. 1,41,200/- was submitted as registration fee, which was deficit. The registration fee works out to Rs. 2,11,709/- (with FAR 1.5) and therefore extension fee is Rs. 1,05,855. The promoter should submit Rs. 1,05,764/- (70,509 + 35,255).
4. License No. 121 of 2021 dated 31.12.2021 has been granted by DTCP on land measuring 2.325 acres which is renewed upto 30.12.2026.
5. The promoter has submitted copy of application made to DTCP for issuance completion certificate dated 19.07.2023.



6. The promoter has certified on its letter head dated 30.11.2023 that *they have completed 100% of the project as per layout and service plan approved by the Department in respect of our Commercial plotted colony project "32 Emporio". They have completed all the installation and construction of Sewerage Treatment Plan and Underground Water Tank, Public Utility and Electrical Transformer etc. The services laid on site are marked on drawings.*
7. The promoter has not submitted CA Certificate, Engineer Certificate and architect certificate.
8. Photographs showing the present position at site have been submitted. The promoter has submitted quarterly progress reports upto 30.09.2023.
9. The promoter also requests for *waiver of extension fees and return of Rs. 70,600/- as extension application is resulted due to delay caused by Statutory authority in issuance of CC and there is no such reason caused by the promoter company.*
10. After consideration, Authority decided that promoter should deposit deficit fee of Rs.1,05,764/- and submit CA Certificate, Engineer Certificate and Architect Certificate regarding status of construction. After that extension case will be considered.
11. Adjourned to **05.02.2024**.
12. In case promoter/applicant furnishes the information before next date of hearing, their application may be considered by the Authority in its meeting on Monday following the date of such submission.



[Handwritten signature]
18/11/23

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.

(A. Monica)