



**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 03.07.2024.**

**Item No. 258.21**

**Extension of registration U/s 6 and continuation of registration U/s 7(3) of RERA Act, 2016.**

**Promoter: Adore Realtech Pvt. Ltd.**

**Project: "Happy Homes Exclusive" – An Affordable Group Housing Colony on land measuring 4.125 acres situated in Village Bhudhena, Sector 86, Faridabad, Haryana.**

**Reg No.: 209 of 2017 dated 15.09.2017 valid upto 14.09.2021.**

**Temp ID: RERA-PKL-609-2019.**

1. M/s Adore Realtech Pvt. Ltd. vide letter dated 12.04.2024 has requested for extension of real estate project "Happy Homes" An Affordable Group Housing Colony on land measuring 4.125 acres situated in Village Bhudhena, Sector 86, Faridabad, Haryana registered vide Registration No. 209 of 2017 dated 15.09.2017 valid upto 14.09.2021.
2. The promoter has applied in prescribed REP-V form. The promoter has paid fee of ₹4,26,100/-. License no. 29 of 2016 dated 27.12.2016 has been renewed upto 26.12.2024.
3. In the explanatory note the promoter has submitted that they have completed 100% of the development works and electrical approvals are also completed. However, due to nationwide lockdown during COVID-19 and certain facts and circumstances beyond the control of the company, the project could not be completed within the stipulated time period.
4. Request has been made to grant extension for three years, i.e., upto 14.09.2024.
5. The promoter has submitted an undated CA certificate which states that against the estimated cost of ₹6188 lakhs, an amount of ₹6179.02 lakhs has been incurred upto 31.12.2023 and 99.85% works have been completed. Another CA certificate has been



submitted which states that balance in account as on 31.12.2023 is 2310.89 lakhs. The promoter has submitted another undated CA certificate which states that a sum of ₹6979.02 lakhs is the cost of construction spent till 31.12.2023 and balance to be incurred is 3849.22 lakhs. Percentage of remaining work in terms of cost is 0.12%.

6. The promoter has submitted an undated Architect and Engineer certificate which states that 100% site work has been done in the project. The promoter has filed QPRs upto 31.03.2024.

7. A suo motu complaint bearing no. 3014 of 2022 is pending before the Authority for not seeking extension in which penalty of ₹5 lac has been imposed. The matter is now fixed for hearing on 03.07.2024.

8. Total area of the project is 11.778 acres. It comprises of license no. 108 of 2014, 29 of 2016 and 46 of 2018. License no. 46 of 2018 is registered with authority vide registration no. HRERA-PKL-FBD-127-2019 dated 28.06.2019 valid upto 20.09.2023 for an area measuring 2.65 acres. License no. 108 of 2014 has been registered with the Authority vide registration no. 151 of 2017 dated 28.08.2017 valid upto 27.08.2019 for an area measuring 5 acres.

9. As per the documents annexed FAR of commercial area of this project cannot be determined, so fee cannot be calculated.

10. Extension of 3 years and 9 months covid period, i.e., upto 14.06.2025 is required to be granted. Extension fee of Rs.4,26,100/- has been deposited; fee cannot be computed.

11. After consideration, Authority decided that Promoter should submit proper CA, Architect and Engineer Certificate. FAR of Commercial area be also intimated so that proper fee could be determined. After that request of Promoter will be considered.

12. Adjourned to 11.09.2024.



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6/8/24

True copy

*[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 (Ashwina)