



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-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 10.07.2024.

Item No. 259.18

Continuation of registration of the project under Section-7(3) of RERA Act, 2016 from 29.09.2022 to 29.09.2023 and 29.09.2023 to 29.09.2024.

Promoter: Arihant Infra Realtors Pvt. Ltd.

Project: "Arihant South Winds" a Group Housing Project on land measuring 1.62 acres situated in Plot no. GH-01, Sector 41, Surajkund, Faridabad, Haryana.

Reg. No.: HRERA-PKL-326-2017 dated 17.10.2017 valid upto 31.12.2019.

Temp ID: RERA-PKL-570-2019

Present: Mr. Khush Jain and Mr. Nitish Jain.

1. This matter was considered by the Authority in its 250th meeting held on 24.04.2024 whereby following order was passed:

"1. M/s Arihant Infra Realtors Pvt. Ltd. vide letter dated 20.10.2023 has applied for extension of registration of their project "Arihant South Winds" a Group Housing Project on land measuring 1.62 acres situated in in Plot no. GH-01, Sector 41, Surajkund, Faridabad, Haryana registered vide registration no. 326 of 2017 dated 17.10.2017 valid upto 31.12.2019. First extension was granted to promoter by Authority in its meeting held on 19.04.2021 which was valid upto 30.06.2021 (including period of six months). Second extension was granted by the Authority in its meeting held on 18.07.2022 which was valid upto 29.09.2022.

2. The matter was considered by the Authority on 30.10.2023 whereby following order was passed:

"i. As the registration has lapsed, promoter be issued show cause notice under Section 7(1) of RERA Act, 2016 as to why registration may not be revoked?

ii. Further sale in project is prohibited.



VS

- iii. *Audit of the project be got done from CA empanelled form of the Authority.*
 - iv. *Public notice in newspapers be got published for inviting objections from general public.*
 - v. *Promoter should submit copies of approved demarcation plan, zoning plan, building plans and service plan estimates.*
 - vi. *CA certificate certifying the percentage of work completed.”*
3. *The promoter vide reply dated 04.12.2023 had submitted copy of approved demarcation cum zoning plan and building plans. It was submitted that service estimates are not applicable as external development work is in the scope competent authority and they had been allotted plot on FSI basis with external development charges.*
4. *The promoter has also submitted CA certificate dated 12.10.2023. However, percentage of work completed has not been certified in this certificate. The promoter has submitted that except some finishing work which is to be done at the time of handover, they have completed the entire construction and development work and all necessary NOCs required for completion of project have been obtained and they have applied for issue of completion certificate to the competent authority on 21.07.2021.*
5. *The matter was then considered by the Authority on 24.01.2024 wherein following was observed:*
8. *Extension fee for 4th extension beyond 29.09.2023 has not been deposited.*
 9. *CA certificate does not show the amount of expenditure spent, however, Architect/Engineers's certificate shows that 100% works have been executed at site.*
 10. *Authority observed that auditor report has not been received. Promoter has applied for completion certificate on 21.07.2021 but is still pending. Promoter should intimate whether any observations have been received in respect of completion certificate.”*
6. *Promoter vide another letter dated 02.02.2024 has submitted that they have applied for issuance of completion certificate on 21.07.2021 to the competent authority but due to pending external development work at its end, their application is pending. Request has been made to withdraw the show cause notice and allow for further sale during the process of approval of application for extension.*
7. *Public notice was published in the newspapers on 28.12.2023 and no objection has been received till date. M/s KKMK & Associates, Chartered Accountants was appointed as auditor for conducting the audit of said project vide letter dated 12.02.2024. The auditor has filed its report on 12.03.2024 submitting as under:*
- i. *The compliances as per the RERA Act, 2016 have been duly complied with by the promoter. All the inflows and outflows of funds have been recorded and documented in a proper way.*
 - ii. *Following two amounts are pending in bank reconciliation and no customer (allottee) has been tracked for the same amount:*



- a. ₹35,000/- dated 07.03.2023.
 - b. ₹1,00,000/- dated 09.05.2023.
 - iii. The company has given a self-declaration letter stating that there were no Inter-company transactions with respect to escrow account.
 - iv. The expenditure incurred for the project is in compliance with the provisions of Section 4(2)(1)(D) and withdrawals are in proportion (85% - 90% approx.) of development works carried for the project.
 - v. QPRs have been duly checked. All the receipts/collections, amount deposited in the RERA Account and withdrawal from the RRA Account during the particular quarter is in compliance with the CA certificates for the respective quarter.
8. The promoter vide reply dated 26.03.2024 has submitted extension fee of ₹1,00,500/- for the fourth year i.e. now the promoter has paid extension fees for the third and fourth year.
9. Authority observes that it is third and fourth extension, hence, Managing Director/ one of the Directors be personally present on next date of hearing.
10. Adjourned to 10.07.2024.

2. M/s Arihant Infra Realtors Pvt. Ltd. vide letter dated 21.05.2024 has submitted that they have completed the entire construction and development work of the project, all necessary NOCs have been obtained. They have applied for issuance of CC on 21.07.2021 to MCF but have not received any communication till date. The promoter has submitted that they have electricity connection, water connection and STP which are essential for occupation and have undertaken to maintain said utilities vide an affidavit dated 18.04.2024.

3. After consideration, Authority decided to grant extension of third and fourth year (29.09.2022 to 29.09.2023 and 29.09.2023 to 29.09.2024) under Section-7(3) of RERA Act, 2016. Authority allowed sale of unsold inventory in the project.



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.

CA (Ashima)