



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 18.12.2023.

Item No. 236.06

Continuation of registration of project under Section-7(3) of RERA Act, 2016.

Promoter: M/s Rise Projects Pvt. Ltd.

Project: "Rise Sky Bungalows" a Group Housing Colony on land measuring 2.64 acres situated in Sector 41, Faridabad, Haryana.

Reg. No: HRERA-PKL-FBD-267-2017 dated 09.10.2017 valid up to 08.10.2019.

Project ID: RERA-PKL-549-2019.

1. M/s Rise Projects Private Limited has applied for continuation of registration of their group housing colony namely "Rise Sky Bungalows" registered vide registration no. HRERA-PKL-FBD-267-2017 dated 09.10.2017 valid upto 08.10.2019. First extension was granted upto 08.04.2021. Further, continuation of registration of project for another year (second year) was granted upto 08.07.2022. The promoter had applied again for extension (third) upto 08.07.2023 which is pending before the Authority. Local Commissioner was appointed to give site status report which has been received.
2. The promoter has applied in prescribed form 'REP-V'. The promoter has not submitted any extension fee.
3. The promoter has submitted that more than 95% of the project is completed and the company is in a position to hand over the possession with immediate effect. The promoter has further submitted that it has already completed the construction of the project and has received no objection certificates/approvals in respect to different aspects as enumerated below:



- i. LIFT NOC- The promoter has obtained the approval from concerned authority with respect to functioning of the lifts and same is valid till 14.03.2024 to be renewed annually.
- ii. FIRE NOC- Fire safety approval has been granted by the Fire Station Officer vide memo dated 31.12.2022 and same is valid for 5 years i.e. till 31.12.2027.
- iii. STRUCTURE NOC- The promoter has obtained Structure NOC vide letter dated 26.12.2022 from Indian Institute of Technology Bombay.
- iv. ELECTRICITY LOAD SANCTION LETTER- The promoter has got this sanction vide letter dated 04.08.2023 and solar NOC has also been granted.

4. In the explanatory note the promoter has submitted that due to certain facts and circumstances beyond the control of the company, the project could not be completed within the stipulated time, which are as under:

- i. Inaction on part of Municipal Corporation of Faridabad in completing the promised development works.
- ii. Ban on construction activities due to orders of Hon'ble Supreme Court and National Green Tribunal to curb the menace of smog and air pollution.
- iii. COVID-19 Pandemic.

5. The promoter has submitted photographs of the project.

6. The promoter has submitted CA certificate wherein it has been stated that the promoter has incurred a cost of 114.14 crores on the construction of the project till 30.11.2023 against the total estimated cost of ₹125 crores. However, the amount collected from the allottees has not been mentioned.

7. The promoter has submitted undated and not duly stamped Engineer Certificate which states that the project is complete in terms of all services which are – Internal sewage and drainage works, STP, WTP, Electrification works, Lifts and Solar panels.

8. The promoter has submitted Architect Certificate which depicts that there are 203 flats and 8 villas in said project. The bungalows are complete in all respects and villas are 90% complete. The promoter has not filed online QPRs.

9. Suo motu complaint no. 1160 of 2021 is pending against the promoter for monitoring the progress of the project wherein ban on sale has been imposed. Said case is listed for hearing on 08.01.2024.



10. Another suo motu complaint no. 1847 of 2023 has been filed against MCF for failing to register the real estate project of group housing scheme floated on 09.08.2012 for development of multi-storey flats/ apartments/villas in Sector -41, Faridabad which is listed for hearing on 15.01.2024.

11. Authority observes that promoter has not deposited any extension fee. After consideration, Authority decided that promoter should deposit the extension fee, file up to date QPRs. After that extension case will be considered.

12. Adjourned to 12.02.2024.

13. In case promoter/applicant furnishes the information before next date of hearing, their application may be considered by the Authority in its meeting on Wednesday following the date of such submission.



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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.

CA (Ashuina)