



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. 236.07

Continuation of registration for fourth year under Section-7(3) of the 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. Continuation of registration under Section-7(3) for second year was granted upto 08.07.2022.
2. The promoter has submitted extension fee of ₹93,500/- which is deficit by ₹70,100/-.
3. The cost of construction of apartments and infrastructure in this case is ₹145 crores. A cost of ₹93.96 crores has been incurred on the project as per CA certificate dated 05.07.2022 uptill March 2022. 65% works have been executed at site.
4. The matter was heard on 22.08.2022 when Authority decided to appoint a Local Commissioner to report the progress of project since its registration and further sale in project was prohibited. Thereafter the matter was heard on 03.10.2022 wherein Authority decided that matter may be placed after receipt of report of Local Commissioner.



5. Learned CTP was appointed as LC and report was submitted on 04.09.2023 which is as under:

“The area of this Group Housing site is 2.64 acres. The building plans or which were approved by MCF on 21.04.2015 for a period of 3 years. The project comprises of 303 apartments and 8 villas which are almost complete and ready for possession. However, the villas are under construction. As per the terms and conditions of auction the promoter was to get his building plans sanctioned within 6 months from the date of offer of possession and complete the building within 5 years. The possession of group housing plot could be taken by the promoter after issuance of allotment letter subject to undertaking that he will manage the required services at his own level till such time the municipal services are provided in the area.

Municipal Corporation, Faridabad was to provide a metalled road as approach to site, sewage disposal lines, water supply, storm water drainage, street light and electrification. As regards the provision of services along the main sector road from Anangpur to village Sarai Khawaja from which the six Group Housing sites derive their access and Rise Projects is one of them, only water supply lines are laid along the sector road.

a) Metalled road as approach to site- The approach road has been constructed at site. However, the promoters are disputing the road levels at both the entry points which are not in consonance with the levels as approved in the sanctioned plan.

b) Sewage disposal lines- Sewer lines are being laid along the Sector Road. However, it's connection with the main line or sewage treatment plant can be known only from Municipal Corporation.

c) Water supply- Water supply lines are laid. However boosting station across the sector road in Sector 42 is not operational therefore water is not running through the Pipes. The pump house will have to be made operational for supply of water.

d) Stoned water drainage- Status of storm water drains can only be known from the Municipal Corporation.

e) Status of Electrification- The promoter has to bear the installation charges to DHIBVNL towards release of Power Connection and installation of transformers. Permission of electricity load of 1200 KVA has been sanctioned by DHBVNL on 04 08.2023: However, the transformers have yet to be installed. The electric lines outside the site along the 18 mtrs wide road have been installed.”

6. The promoter has not submitted Architect and Engineers Certificate.

7. The promoter has not filed online QPRs.

8. 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.



9. 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.
10. After consideration, Authority decided that promoter should submit Architect and Engineer Certificate and file up to date QPRs. Already Suo-motu Complaint No. 1160 of 2021 is pending against promoter for monitoring of progress. Deficit extension fee of Rs.70,000/- deposited be checked by Project Section.
11. After submission of above information, 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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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)