



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 07.08.2024.

Item No. 261.07

Extension of registration of Project u/s 6 and continuation of registration under Section-7(3) of the RERA Act, 2016.

Promoter: Kamal Ideal Infratech Pvt. Ltd.

Project: "Sapphire Floors and Sapphire Heights" a residential group housing colony on land measuring 4.96 acres in Village Nangal Kalan, Sector 64, Sonipat.

Reg. No.: HRERA-PKL-SNP-71-2018 dated 28.11.2018 valid upto 30.12.2021.

Temp ID: 114-2018.

Present: Mr. Chander Shekhar, Director and Mr. Jyoti Sidana, Authorized Representative.

1. The promoter vide letter dated 26.02.2024 had applied for continuation of registration for 2 more years:-

RC lapsed on 30.12.2021

9 months covid benefit-30.09.2022

First extension-30.09.2023

Continuation for one more year-30.09.2024

2. The matter was last heard by the Authority on 20.03.2024, wherein the Authority had observed that registration of project was valid upto 30.09.2022 after adding covid period. As per Architect's certificate, works completed is 40.75% only.

3. Authorized signatory requested that one of the directors of company will appear personally on next date of hearing to explain the reasons of delay and likely timelines by



which project will be completed. Acceding to his request, matter was adjourned to 01.05.2024. Authority further directed that resolution plan for completion of project be submitted one week before next date of hearing.

4. Total area of the project is 10.83 acres. Area/ FAR registered with RERA on 28.11.2018 is 4.96 acres (having FAR of 41826 sq.mtrs.). Remaining unregistered area/ FAR is 5.87 acres/ 32185 sq.mtrs.

5. Since no reply was received from the promoter, Authority on 01.05.2024 had observed that that as per Architect Certificate works completed is only 40.75%, hence, one of the Directors was directed to be personally present today. However, no one appeared today, hence, Authority decided to impose a cost of Rs. One lac on the promoter.

6. Authority decided that promoter be personally present on next date of hearing along with quarter wise resolution plan for completion of project failing which penal proceedings will be initiated. The matter was adjourned to 07.08.2024.

7. As the auditor was not appointed in the above case, the promoter vide letter dated 08.07.2024 requested to conduct the audit of their project. In view of the same, M/s Satish Indu & Co. were appointed as auditors vide letter dated 26.07.2024, the report of which is awaited.

8. Further, the promoter vide reply dated 10.06.2024 has submitted Quarter wise Resolution Plan for completion of the said project along with cost of Rs 1 lac.

9. Now, vide letter dated 26.07.2024, the promoter has further applied for continuation of registration upto 30.09.2025 on proforma REP-V alongwith the requisite extension fee amounting to Rs 3,07,500/-. License No. 74 of 2008 has been renewed upto 25.03.2025. As per Architect & CA certificate, the progress of work as on 30.06.2024 is approximately 55.30% of the total project.

10. Authority observes that registration was valid up to 30.12.2021 and promoter has applied for extension on 26.02.2024, i.e., after more than two years. Hence, Authority decided show cause notice under Section-35 read with Section-61 of RERA Act, 2016 be issued to promoter for not applying extension in time.



11. As per CA and Architect Certificate, the percentage of work completed is 53.30%, Authority decided that promoter should resubmit resolution plan head-wise, i.e., details of works to be executed, availability of funds, stages of construction quarter wise, number of allottees, etc. Public notice in newspapers be got published for inviting objections from general public for which promoter should deposit an amount of Rs.10,000/- to the Authority in next 10 days. Promoter should get phasing done from DTCP office.

12. Adjourned to 16.10.2024



True copy

[Handwritten signature]

Executive Director,
HRERA, Panchkula

[Handwritten signature]
30/8/24

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

L/A (Shubham)