



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 14.08.2024.

Item No. 262.07

Extension of registration under Section 6 of RERD Act, 2016.

Promoter: Ajay Enterprises Pvt. Ltd.

Project: "Edenwood Towers" – A Group Housing Colony on land measuring 2.662 acres situated in Village Lakkarpur, Sector-39, Faridabad, Haryana.

Reg. No.: HRERA-PKL-FBD-92-2019 dated 24.01.2019 valid upto 30.09.2023. Covid extension granted upto 30.06.2024.

Temp ID: RERA-PKL-323-2018.

Present: Ms. Megha, Architect & Mr. Dilbag Saini, Development Manager

1. M/s Ajay Enterprises Pvt. Ltd. vide letter dated 21.06.2024 has requested for extension of real estate project namely; "Edenwood Towers" a Group Housing Colony on land measuring 2.662 acres situated in Village Lakkarpur, Sector-39, Faridabad, Haryana registered vide Registration No. HRERA-PKL-FBD-92-2019 dated 24.01.2019 valid upto 30.09.2023. Covid extension granted upto 30.06.2024.

2. The promoter has not applied in prescribed REP-V form. The promoter has paid fee of ₹1,65,000/- which is in order. License no. 117 of 2014 is renewed upto 19.08.2024.

3. In the explanatory note, it has been submitted that construction of project is 100% complete and they have applied for Occupancy Certificate on 21.02.2024, representatives of HSVP and DTCP have already inspected the project and extension is sought only because the process of obtaining OC is taking more time than anticipated time and is likely to exceed the RERA registration validity.



4. Further, it has been stated that the project got delayed due to COVID-19 pandemic, stoppage of construction due to directives of Hon'ble NGT under the guidelines of Hon'ble Supreme Court and GRAP order by Commission for Air Quality Management in NCR and adjoining areas. RERA registration is required for delivering the units to 52 allottees of the project against total 76 units and for disbursement of loan to the allottees of the project.
5. The promoter has submitted CA certificate dated 15.04.2024 which states that total amount received from the allottees upto 31.03.2024 is ₹7867.15 lakhs, amount deposited in the escrow account is ₹5648.74 (from allottees) and 1800 lakhs term loan from bank, amount withdrawn from the escrow account is ₹7235 lakhs and fund invested on the project is ₹10,537.57 lakhs. Another CA certificate dated 15.04.2024 states that as on 31.03.2024, percentage of remaining works is 19.77%.
6. The promoter has also submitted architect certificate dated 12.04.2024 and engineer certificate dated 11.04.2024 which depicts the tower wise percentage of works completed at site and percentage of internal and external development works, however the consolidated percentage of works completed has not been mentioned in the certificates.
7. The promoter has submitted letter dated 22.03.2021 approving service plan/estimates, however, copies of approved service plans and service estimates have not been submitted. Environment clearance of the project has been submitted. Photographs of the project have not been submitted. The promoter has filed QPRs upto 30.06.2024.
8. After consideration, Authority decided to grant extension of one year under Section-6 of RERA Act, 2016 as the percentage of remaining works is 19.77% as per CA Certificate. However, promoter is directed to submit copies of service plans and service estimates along with photographs of the project in next 15 days.



True copy

[Handwritten signature]
30/8/24

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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.

EA (Ashima)