



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, hrerapl-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 07.08.2024.

Item No. 261.16

Extension of registration under Section 6 of the RERA Act, 2016.

Promoter: M/s Mapsko Builders Pvt. Ltd.

Project: "Mapsko Galleria" a commercial pocket on land measuring 1.82 Acres (7365.222 Sq. Mtrs) situated in Sector-27, Sonipat

Reg. No.: HRERA-PKL-SNP-72-2018 dated 14.12.2018 valid upto 30.06.2019.

Present: Mr. Tarun Ranga, Ld. Advocate.

1. The promoter vide letter dated 05.07.2023 has applied for extension of their project for gap period from grant of registration (30.06.2019) to grant of occupation certificate (08.08.2019). The same was heard by the Authority on 04.09.2023 vide item no. 225.10 wherein it was decided that promoter be asked to upload up to date quarterly progress reports. After that, extension case will be considered.
2. On 10.01.2024 (item no. 238.19), Adv Tarun Ranga appeared before the Authority and apprised that QPRs have been filed up to March 2020. Authority ordered that QPRs are to be filed up to the date of completion of the Project.
3. Thereafter, when the matter was heard by the Authority on 06.03.2024 vide Item No. 244.06 Sh. Tarun Ranga apprised the Authority that up-to-date QPRs have been uploaded on web portal of Authority. Hence, Authority decided to grant one year extension under Section-6 of RERA Act, 2016.
4. However, on perusal it was noticed that QPRs have only been filed upto March 2020 and no QPRs have been filed after March, 2020. Thereafter, the promoter vide letter dated



28.06.2024 was directed to file upto date QPRs and after that extension will be considered. The date of hearing was given as 17.07.2024.

5. However, till now no QPRs have been filed and the same have to be filed upto the date of completion of the project. Furthermore, extension was also applied only for gap period from grant of registration (30.06.2019) to grant of occupation certificate (08.08.2019). As per the provisions of RERA Act, 2016 as further clarified in Newtech Judgment by the Hon'ble Supreme Court, extension/ compliances have to be made till the date of grant of completion certificate, since completion certificate.

6. After consideration, Authority decided to grant extension of one year under Section-6 of RERA Act, 2016. QPRs are to be filed up to the date of receipt of Completion Certificate. Hence, orders of Authority dated 06.03.2024 are amended to the extent that QPRs are to be filed up to grant of Completion Certificate and not up to receipt of Occupation Certificate.

7. Authority further directed that promoter should apply for further extension as registration was valid up to 30.06.2019.

8. Adjourned to 16.10.2024.



True copy

Executive Director,
HRERA, Panchkula

30/8/24

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

LH-Ghubhan