



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. 261.24

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

Promoter: Amarnath Aggarwal Investments Pvt. Ltd.

Project: "Amravati Enclave", Plot No. 854 to 866 (13 plots of 300 sq. mts.) and 72 apartments in Block B1 (2 Nos.) New, Block B2 New, Service apartment and 3 Nos, EWS Block situated in their ongoing project on land measuring 16.156 Acres in village Bhagwanpur, Sector 2, Pinjore-Kalka Urban complex, District Panchkula, Haryana.

Reg. No.: 56 of 2018 dated 12.08.2018 valid upto 30.12.2021 (First Extension granted upto 31.01.2023).

1. Amarnath Aggarwal Investments Pvt. Ltd. vide letter dated 31.01.2023 had applied for continuation of registration under Section 7(3) of the RERA Act, 2016 of their project cited above. The matter was placed before Hon'ble Authority in its meeting held on 17.04.2023 vide item no. 208.08 wherein Hon'ble Authority decided that audit of the project be got conducted and public notice in newspapers be got published for inviting objections from general public. Promoter was also asked to submit the time period up to which the project will be completed as well as availability of funds for the completion the project.
2. In view of the above, vide letter dated 02.06.2023, M/s S. Mehtani & Company were appointed as auditor to conduct the audit of the said project. Further public notice in newspapers, The Tribune, Chandigarh and Dainik Bhaskar were published on 06.06.2023. A total of 5 objections were received from the public.
3. Thereafter, the Authority in its meeting held on 06.11.2023 vide item no. 232.22 decided that promoter be supplied copies of the objections received from the allottees for comments on each and every averment in an annotated form. A copy of mail dated



03.11.2023 received from CA be also sent to promoter to explain as to why show cause notice under Section 35 may not be issued to them for not cooperating with CA firms appointed by Authority.

4. Thereafter the Authority in its meeting held on 24.01.2024 vide item no. 239.26 decided as under: -

- i. Promoter should submit a copy of orders of Hon'ble Punjab & Haryana High Court.
- ii. Information regarding supply of data to CA be submitted in tabular form (i.e. mentioning the date of e-mail/ letter of CA seeking information, information sought, date of reply and information supplied)
- iii. Copy of deed of declaration be submitted.
- iv. Promoter should submit the reply as per observations of Authority.
- v. Auditor's report was also awaited in this matter.

5. The promoter vide letter dated 01.03.2024 has submitted reply on comments received from the allottees and stated that entire residential plotted colony is developed on area measuring 118.3 acres wherein the completion certificate for an area measuring 104.646 acres have been completed in all respect and completion certificates granted vide dated 20.12.2001 (93.08 acres) and 02.09.2015 (11.566 acres). The said License No. 186 of 2008 dated 29.10.2008 is renewed upto 28.10.2025.

6. That the Group Housing colony was approved for area measuring 13.59 acres in which Occupation Certificates have been issued for all towers except the Tower B1 (New), B2 (New), EWS Block & Service Apartment (which includes 216 number of main Dwelling Units over an area measuring 4.59 Acres) which has been registered in the Hon'ble RERA Authority. (Copies of Occupation Certificates have been submitted). A Site Plan highlighting the Towers which have been registered under RERA Authority is also submitted. They submitted that they have not launched the said Towers and No Third Party rights have been created on the said Towers.

7. Further, 13 Nos. of Plots (Plot No. 854 to 866 of 300 Sqm each) have also been registered under RERA Authority on which Floors are to be constructed at site, which have been earmarked on the Layout Plan. The Occupation Certificate of Plot No. 854, 855, 856, 857, 862, 863, 864, 865 (8 Plots) have been issued by the DTP, Panchkula. Only Five Plots on which floors are to be constructed, are due for grant of Occupation Certificate.



8. They requested the Authority to exclude the un-constructed towers (Tower B1 (New), B2 (new) and Service Apartment (216 Units) of total area in which no third-party rights have been created by them and no construction work started on that towers. Further, the plots on which Occupation Certificate stands issued and the possession stands offered to the respective allottees may also be excluded from the application.
9. Thereafter, the reply dated 01.03.2024 alongwith the comments of promoter on objections received from the allottees and auditor report dated 01.02.2024 were placed before the Authority in its meeting held on 03.04.2024 vide item no. 248.11 wherein the Authorized representative stated that objections received by Authority do not pertain to the area registered with Authority. Promoter had applied for third year extension also. Hence, Authority decided that extension of second year and third year be clubbed together. Audit report be examined by Project Section and report be submitted in next meeting.
10. Thereafter, the promoter vide letter dated 29.03.2024, applied for further extension for third year for a period upto 31.01.2025. The promoter had only applied for extension of 5 plots of 300 sq. mtrs each and has submitted a fee of Rs 16,875/- as extension fee. However the total registered area of the project is plot no. 854 to 866 (13 plots of 300 sq. mts.) and 72 apartments in Block B1 (2 No.s) New, Block B2 New, Service apartment and 3 nos, EWS Block situated in their ongoing project on land measuring 16.156 acres. License no. 186 of 2008 is renewed upto 28.10.2025.
11. The promoter vide further letter dated 16.04.2024 has informed that:-
1. An Affidavit is enclosed herewith stating that no third-party rights have been created in the Group Housing colony which includes Tower B1 (New), B2 (New), EWS Block & Service Apartment (which includes 216 number of main Dwelling Units) & which is registered in the Hon'ble RERA Authority.
 2. Further the status of 13 Nos. of Plots (Plot No. 854 to 866 of 300 Sqm each) have also been registered under RERA Authority on which Floors are to be constructed at site in which Occupation Certificate of plot no. 854, 855, 856, 857, 862, 863, 864, 865 (8 Plots) have been issued and only 5 no. of plots on which floors are under construction as on date.
 3. That it is clarified that the as per Annexure-14 of Audit Report, Total Cost of Construction as per Certificate of Chartered Accountant, the cost is estimated cost of Construction of Total Project i.e. Flats, Floors, Development charges (EDC, IDC and Internal development works) & Other costs (Copy of CA Certificate is submitted).




Therefore, upon completion of entire project the said differential cost will get accomplished/ achieved as per estimated cost.

4. That the construction works in the Group Housing component will be started only after getting the validation of Environmental Clearance and after vacation of the Stay on e starting of construction by the Hon'ble High Court of Punjab & Haryana, we request to the Hon'ble Authority to grant us the moratorium period against extension of RERA Registration; till the permission / stay granted to us for starting the construction.
12. They requested to acknowledge our above submission and process the case for grant of Extension upto 31.01.2025.
13. The audit report was considered in the meeting of Authority held on 15.05.2024.
14. Further, the Authority in its meeting held on 15.05.2024 observed that Mr. Jyoti Sidana, authorised representative stated that extension has been applied on 14.05.2024 for whole area. Hence, Authority decided that complete case will be considered along with extension case.
15. Now, the promoter vide letter dated 14.05.2024 has applied for extension of 13 plots of 300 sq. mtr each and 216 units part of group housing including EWS units for the period upto 31.01.2025. Additional extension fee of Rs.2,22,824/- in addition to Rs 16,875/- (already deposited by the promoter) has also been deposited by the promoter. The promoter has stated that 92% of development works at site have been completed and construction work has been started and completed upto 22% for only 5 plots of 300 sq mtrs. each. The matter is listed for 07.08.2024.
16. Promoter has applied for extension of registration from 31.01.2023 to 31.01.2025.
17. After consideration, Authority decided to grant extension up to 31.01.2025 under Section-7(3) of RERA Act, 2016 with the condition that the construction on the group housing component (of 216 units) could only start after getting the validation of environmental clearance and after vacation of the stay by the Hon'ble High Court.



True copy


Executive Director,
HRERA, Panchkula

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

LA (Shubham)