



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 28.08.2024.

**Item No. 263.22**

Continuation of registration of project for third, fourth and fifth year under Section 7(3) of the Act.

**Promoter:** 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 upto 08.10.2019. First extension was granted upto 08.04.2021 and second extension upto 08.07.2022.

**Temp ID:** RERA-PKL-549-2019.

1. 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 and continuation of registration for second year was granted upto 08.07.2022. The promoter had applied for third, fourth and fifth extension upto 08.07.2025.

2. When the matter was last considered by the Authority on 24.01.2024, Authority observed as follows:

"8. Authority observes that promoter is seeking extension for 3<sup>rd</sup> and 4<sup>th</sup> year. Hence, Authority decided that audit of project be got conducted from a CA firm empanelled by Authority and a public notice in newspapers be got published for inviting objection from general public. After that extension request will be considered.

9. Adjourned to 20.03.2024."



3. In compliance of above orders, M/s Baldev Kumar & Co. was appointed as auditor to conduct the audit of the project vide letter dated 20.03.2024. Public notice was published in newspapers on 02.03.2024 inviting objections for allowing continuation of project, however, no objections have been received till date.
4. M/s Baldev Kumar & Co. submitted its report on 21.05.2024 which was considered by the Authority in its meeting held on 29.05.2024 and following was observed:
- "9. Mr. Rishabh, authorized representative informed that they have applied for OC to MCF in the year 2020 and at present 27 flats have been occupied by allottees. Only five complaints are pending in RERA Panchkula and 7-8 complaints in NCDRC. After consideration, Authority decided as under:
- Promoter should submit an affidavit stating that no sale has been affected after the grant of registration certificate.
  - As per Audit Report, promoter is not maintaining any RERA Account in Banks as per provision of Section 4(2)(1)(D) of RERA Act, 2016. Promoter should open a RERA Account of project supported by CA certificate that amount in other bank accounts has been transferred to RERA Account.
  - A copy of audit report be sent to the promoter for comments.
10. Adjourned to 21.08.2024."
5. In compliance of above order, copy of audit report was sent to the promoter on 13.06.2024. The promoter has not filed any reply till date. Promoter has filed QPRs upto September 2023.
6. After consideration, Authority grants one last opportunity to promoter to comply with the orders of Authority dated 29.05.2024 failing which penal proceedings will be initiated as per provisions of RERA Act, 2016. Up to date QPRs be also filed.
7. Adjourned to 06.11.2024.



True copy

*[Handwritten Signature]*

Executive Director,  
HRERA, Panchkula

*[Handwritten Signature]*  
17/9/24

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

CA(Ashima)