



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 18.12.2023.

Item No. 236.27

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

Promoter: M/s RPS Infrastructure Ltd.

Project: "RPS Infinia Tower-4 Phase II" on land measuring 7.587 acres situated in Sector 27 A, village Sarai Khawaja, Tehsil and District Faridabad, Haryana.

Reg. No: 203 of 2017 dated 15.09.2017 valid upto 14.09.2022.

1. RPS Infrastructure Ltd. has applied for first extension under Section 6 of RERA Act, 2016 of registration of project namely 'RPS Infinia Tower-4 (Phase II)' - IT Park Colony on area measuring 7.587 acres registered vide registration no. 203 of 2017 dated 15.09.2017 valid upto 14.09.2022.

2. The matter was considered by the Authority in its meeting held on 11.09.2023 wherein following observations were made:

"3. After consideration, Authority decided that promoter be asked to submit the following information:-

i. No. of blocks to be constructed be shown on site plan.

ii. FAR of each block be indicated.

iii. Stage of construction of each block along with photograph.

iv. Amount to be spent on each block/spent on each block as on date supported by a CA certificate.

v. Amount collected from allottees.

4. Adjourned to 20.11.2023."

3. The matter was then heard by the Authority in its meeting held on 21.11.2023 where no reply was filed by the promoter to above mentioned deficiencies and case was adjourned.

4. The applicant promoter vide reply dated 01.12.2023 has submitted as under:



- i. There are 3 nos of blocks (Tower 5,4,3) constructed out of 5 nos of blocks.
- ii. FAR of each block are shown in site plan (written as area on the plan).
- iii. Construction stage:
 - A. Tower 1: Construction does not start yet.
 - B. Tower 2: Construction does not start yet.
 - C. Tower 3: super structure complete and finishing works etc. Flooring, doors and windows under progress.
 - D. Tower 4: super structure and finishing are complete and obtaining of OC under progress.
 - E. Tower 5: super structure and finishing are complete and obtaining of OC under progress.

iv. With regard to deficiency mentioned at point (iv) and (v), the promoter has submitted CA certificate dated 23.11.2023 wherein the amount spent on Tower 4, 5 and 6 has been shown. It has been stated that percentage of completion of construction work in said tower is 89.24%. Further, the promoter has received a sum of ₹73.94 crores from the allottees since inception and has spent a sum of ₹39.19 crores on construction works.

Further, the promoter had been using account no. 259871099602 with IndusInd Bank Limited as RERA designated account for HRERA compliances.

5. It is pertinent to mention that the promoter has changed the RERA account no. without the permission of the Authority for which suo motu complaint bearing no. 2066 of 2023 is pending before the Authority and is listed on 08.01.2024. The promoter has been directed in said case to submit bank statements showing transfer of amount to new bank account and submit details and status of conveyance deeds executed in the project.

6. QPR has been filed upto 30.06.2023.

7. One year extension plus covid extension of nine months could be granted to promoter, i.e., up to 14.06.2024. 89% of works are completed at site. FAR of the said tower is 18896.281 sq.mtrs. (along with commercial). The promoter has already paid Rs.11,58,867/- at the time of registration. Fee is deficit by Rs.2,58,354/-. The promoter has applied for occupation certificate on 05.08.2022.

8. Authority observes that promoter has not given detailed reasons for not completing the project in time. Fee is deficit by Rs.2,58,354/-. Promoter is directed to complete the above formalities. after that extension case will be considered.



9. Adjourned to 12.02.2024.

10. In case promoter/applicant furnishes the information before next date of hearing, their application may be considered by the Authority in its meeting on Wednesday following the date of such submission.



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5/1/24

True copy

[Handwritten signature]

Executive Director,
HRERA, Panchkula

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

CA (Asluma)