



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, hrerapkl-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. 261.23

Extension of registration for 1st year under Section-6 of RERA Act, 2016.

Promoter: M/s Puri Construction Pvt. Ltd.

Project: "Amanvilas"-a Residential Plotted Colony over an area measuring 84.135 acres situated in Sector 88 and 89, Faridabad, Haryana.

Reg. No.: 120 of 2017 dated 28.08.2017 valid upto 28.01.2021.

Present: Ms. Tanika, Ld. Advocate.

1. This matter was considered by the Authority on 04.12.2023 wherein following order was passed:

"1. M/s Puri Construction Pvt. Ltd. vide letter dated 03.05.2023 has requested for the First Extension of registration of project "Amanvilas"-a residential plotted Colony under over an area measuring 84.135 acres situated in Sector 88 and 89, Faridabad, Haryana registered vide Registration No. 120 of 2017 dated 28.08.2017 valid up to 28.01.2021.

2. The applicant has applied for the first extension on prescribed proforma of Rep-V Form under Section 6 of Real Estate (Regulation and Development) Act, 2016.

3. License No. 01 of 2015 granted by DTCP for land measuring 100.325 acres. The License No. 01 of 2015 was renewed by DTCP for land measuring 85.737 and was valid upto 09.06.2023 and no application for its renewal has been made to DTCP. DTCP has granted license No. 25 of 2020 for the remaining land measuring 14.5875 valid upto 13.09.2025.



Area Demarcation	License No. (DTCP)	Validity of license	RERA Registration	
100.32 acres-16.19 (registered by TDI vide 39 of 2017) = 84.13 acres	License No. 1 of 2015	Renewed upto 09.06.2023 for land measuring 85.73 acres	Reg. No. 120 of 2017 for 84.13 acres	Part Completion Certificate for 49.73 acres out of 85.7375 acres in License No. 1 of 2015 granted vide letter dated 10.01.2022.
14.58 acres	License no. 25 of 2020	Valid upto 13.09.2025	14.58 acres migrated to DDJAY. Reg vide HRERA-PKL-FBD-235-2021	

4. The promoter has been granted part completion certificate dated 10.01.2022 for 49.73 acres out of 85.7375 acres in License No. 1 of 2015. However, area measuring 16.19 acres has been registered against Reg. No. 39 of 2017 by TDI Infracorp Ltd. Therefore it cannot be deduced from the part completion certificate as to for which area the promoter has obtained Part Completion certificate.

5. The promoter has submitted that company has already developed the Pocket-B, C, D and F and has already applied for completion certificate for the said pockets. Further "that the delay if any is due to circumstances relating to Covid-19 pandemic engulfing the country."

6. The applicant has submitted extension fee of Rs. 4,00,000/- which is not in order.

7. The promoter has submitted the following documents: -

- (i) Engineer Certificate dated 28.04.2023 states that the 100 % development works has been done with reference to total estimated cost for project.
- (ii) Copy of Revised layout plan for an area measuring 135.381 acres.
- (iii) QPR up to September 2021
- (iv) The promoter has submitted a gift deed dated 08.06.2020 executed by Fantabulous Town Planners Pvt. Ltd. in favour of Hon'ble Governor, State of Haryana for an area of 8.1 acres situated at Sector-89, village Bhupani, Tehsil and District Faridabad.
- (v) The promoter has submitted that he has applied for part completion certificate for 19 acres but has enclosed application for grant of completion certificate for services for an area of 8.795 acres (Block-G) to DTCP dated 01.12.2021.
- (vi) The promoter has submitted application for grant of completion certificate for services for an area of 66.149 acres (Block D & F) out of 149.968 acres of licensed land in License No. 01 of 2015 and License No. 97 of 2017. But it



cannot be deduced as to for which area promoter has applied for part completion certificate.

8. The promoter has not submitted the following: -
(i) Architect certificate.
(ii) CA certificate
9. The promoter has already submitted copy of approved Layout cum Demarcation Plan and Zoning plan for an area measuring 100.325 acres.
10. After consideration, Authority decided that promoter should submit Architect and CA certificate. Also, promoter should file up to date QPRs, copy of part completion certificate issued by DTCP along with duly authenticated plan showing the area for which part completion has been applied/granted. After that request of promoter will be considered.
11. Adjourned to 29.01.2024.”
2. The matter was then heard by the Authority on 31.01.2024 wherein following observations were conveyed:

“3. Authority observes that project registration was valid upto 28.01.2021. Hence, second- and third-year extensions have also become due in addition to first extension.

4. Authority decided that further sale in the project is banned. Audit of project be got done from CA empanelled by Authority and notice in newspapers inviting objections from general public be got published in newspapers. Authority further decided that show-cause notice to promoter under Section-63 of RERA Act, 2016 be issued as to why penalty may not be imposed upon them for violating the orders of Authority and show cause notice under Section-7(1) of RERA Act, 2016 be also issued for revocation of registration as its registration expired on 8.01.2021. One last opportunity is granted to submit his reply.”

3. The promoter vide reply dated 28.03.2024 has submitted as under:
- i. License no. 1 of 2015 was granted for development of residential plotted colony over an area of 100.32 acres in Sector 88 & 89 Faridabad and out of said land promoter has obtained registration no. 120 of 2017 for an area measuring 84.13 acres and balance 16.19 acres registration was obtained by another company TDI. The project consists of following pockets:

Sr. No.	Pockets/Blocks	Area in acres
1.	Pocket A	14.5875
2.	Pocket B	23.257
3.	Pocket C	9.637
4.	Pocket D	10.152
5.	Pocket E	16.836 (TDI)
6.	Pocket F	8.798



7.	Pocket G	8.795
8.	Land for utility services	8.1
	Total	100.32

Subsequently with the receipt of additional license no. 97 of 2017, the total area became 149 acres and with the migration of land of pocket A (license no. 25 of 2020) for the development of an Affordable Residential Plotted Colony, the final area of township came to 135 acres.

- ii. On 08.06.2020, the company executed a gift deed with respect to 8.1 acres of land for utilization of the same for utility services.
 - iii. On 10.01.2022, Part completion certificate obtained for Pocket B, C and E(TDI). Area of B+C = 32.894 acres).
 - iv. On 01.12.2021 – Part completion for part G applied and on 24.12.2020- part completion for pocket D and F applied (18.95 acres).
 - v. On 30.06.2022 and 01.07.2022 gift deeds for area measuring 9.365 acres executed in favour of State of Haryana.
 - vi. Through the EDC/IDC dues of the main license being license no. 01 of 2025 were fully paid, the grant of part completion certificates is pending as the other company – TDI was in default of making payment of EDC/IDC dues to DTCP and license being common, DTCP put on hold all the approvals. Hence, the grant of part completion certificates to promoter has been delayed.
4. In compliance of order dated 31.01.2024, show cause notice dated 06.05.2024 was issued to the promoter under Section 63 and Section 7(1) of the Act. Public notice was published in the newspapers on 04.05.2024 and M/s Satish Indu & Co. has been appointed as an auditor vide letter dated 09.05.2024. No objections have been received till date.
5. The matter was last considered by the Authority in its meeting held on 15.05.2024 wherein following was observed:

“5. After consideration, Authority decided to grant extension of one year under Section 6 of the RERA Act, 2016. However, promoter should submit CA and Architect certificates. Further extensions have also become due, hence promoter should apply extensions under Section-7(3) of RERA Act, 2016.

6. Adjourned to 07.08.2024.”



6. The extension certificate was not issued to the promoter since the fee deposited by the promoter was ₹4 lac which was not in order, the architect and CA certificate were not submitted and audit report was not received. The promoter vide letter dated 18.06.2024 was directed to work out the fee and deposit the deficit fee and submit its computation within ten days. However, no reply in this regard has been received from the promoter till date.
7. The promoter vide reply dated 17.05.2024 has filed reply to the show cause notice submitting the status of the project as submitted in its earlier replies. Further, the promoter vide letter dated 18.07.2024 has submitted that they have received the list of documents from the auditor and have provided majority of documents to the auditor, yet some of the documents are yet to be collected and it is taking time to arrange the same. Request has been made to grant further period of 6 weeks to do the needful.
8. The promoter has filed QPRs upto 31.03.2024.
9. After consideration, Authority decided to grant second extension under Section-7(3) of RERA Act, 2016, i.e., up to 28.10.2023.
10. Adjourned to 09.10.2024.



True copy

[Signature]

Executive Director,
HRERA, Panchkula

[Signature]
30/8/24

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

(A (Ashima))