



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, 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. 236.29

Extension of registration under section-6 of RERA Act, 2016.

Promoter: M/s Dream Merchant Promoters Pvt. Ltd.

Project: Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 5.712 acres in village Garhi Alawalpur, sector 7A, Dharuhera, District Rewari.

Reg. No: HEREA-PKL-RWR-14-2018 dated 07.06.2018 valid upto May 2022.

1. M/s. Dream Merchant Promoters Pvt. Ltd. vide letter dated 05.10.2023 and 09.10.2023 has submitted documents for extension of HRERA Registration no. HRERA-PKL-RWR-14-2018 dated 07.06.2018 valid upto May 2022. The promoter is entitled for 9 months on account of covid period. Therefore, first extension will be from February, 2023 to February, 2024.

2. The promoter has applied on prescribed proforma Rep-V Form. The applicant has submitted Rs. 58,000/- as extension fee which is not in order. Fee is deficit by Rs. 8,400/-.

3. Explanatory note states that '*our entire project was completed before 03.09.2021 and applied for Completion Certificate on 03.09.2021 and completion work was inspected and certified by the Office of Chief Engineer HSVP HQ sector 6 Panchkula address to the DTCP Chandigarh. Due to change of policy of supplying electricity from 11kv to 33kv has delayed the electrification connection as the infrastructure of DHBVN substation in Bestech premises is not ready till date and expected to be completed soon.*'

4. The promoter has submitted the following:

- i. Inspection report by the Office of Chief Engineer HSVP HQ Sector-6, Panchkula stating "*that all the external services of the colony shown on the plans have been laid*



by the firm complete in all respect except some minor changes and are as per service plan estimate. The services laid are operational/ functional and suit with the master services laid/to be laid by HSVP.”

- ii. Application dated 23.12.2021 to DTCP for Completion certificate.
 - iii. Approval for electrification plan of ultimate load of 399.42 KW OR 443.80 KVA for 5.7125 acres dated 26.07.2022.
 - iv. Master plan- Flushing & Garden water supply system, sewage system, SW drainage system, site grading and levelling and site water supply signed by Architect submitted to show the stage of development/construction works undertaken till date.
5. The Promoter has been granted License No. 69 of 2017 dated 21.08.2017 valid upto 20.08.2022 which has been renewed upto 20.08.2024.
6. *On 16.10.2023, Authority decided as under:*
- I. *Deficit fee of Rs. 8,400/- be deposited.*
 - II. *Up to date QPRs be filed online.*
 - III. *Promoter should submit photographs of project, service plan estimates and CA certificate.*
- After submission of above information, extension case will be considered.
Adjourned to 18.12.2023.*
7. The promoter vide reply dated 11.12.2023 has submitted that:
- i. Deficit fee of Rs. 8,400/- has been deposited.
 - ii. QPRs till September 2023 have been filed online.
 - iii. Photographs of project have been enclosed.
 - iv. Approved Service plan estimates have been submitted, master plan – sewage system, master plan – SW drainage system, master plan – site grading & levelling, master plan – site water supply, master plan – flushing & garden water supply system has been submitted however service plan estimates have not been submitted.
 - v. CA certificate dated 01/12/2023 has been submitted stating *that the promoter has incurred the cumulative cost of Rs. 427.79 lakhs on construction of the project, having registration number RERA-PKL-507-2019, upto the quarter ending on 31st march 2023 out of the total estimated construction/development expenditure of Rs.462 lakhs as reported to the Haryana Real Estate Regulatory Authority Panchkula.*

Bank : HDFC Bank



Account No. : 50200029537710

| S.NO. | Particulars | Amount (in Lakhs only) |
|-------|---|---------------------------|
| 1. | Total amount received from allottees | 65.26 |
| 2. | Amount received from other sources deposited into Escrow Account | 27.16 |
| 3. | Total money deposited in escrow account | 92.42 |
| 4. | The money withdrawn from the Escrow account | 85.70 |
| 5. | The amount of funds invested on the construction work of the project including purchase of material | 19.35 |
| 6. | Quantum of money withdrawn by the promoters for the purpose other than for the project | 66.35 |

8. Authority observes that promoter has applied for completion certificate on 03.09.2021 but has not yet granted. Promoter has not given details as to why completion certificate has not been issued. Registration was valid up to May 2022 whereas promoter has applied for extension on 05.10.2023 and 09.10.2023. Thus has violated the provisions of RERA Act, 2016. There is no clarity in the CA certificate dated 01.12.2023 submitted by promoter.

9. After consideration, Authority decided that promoter be issued show cause notice under Section-63 of RERA Act, 2016 as to why penalty may not be imposed for not applying extension in time.

10. Adjourned to 12.02.2024.

11. 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.



True copy

Executive Director,
HRERA, Panchkula

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

CA (Moujica)