



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 09.10.2024.

Item No. 266.36

First Extension of registration u/S-6 of RERD Act,2016.

Promoter: Haryana Sehri Vikas Pradhikaran, Hisar.

Project: "Sector-24 Raipur Road, Hisar", on land measuring 31.65 acres.

Reg. No.: HRERA-PKL-HSR-125-2019 dated 25.06.2019, valid up to 31.12.2020.

Temp ID: RERA-PKL-574-2019.

1. The Promoter has applied for first extension of registration under Section- 6 of RERD Act, 2016 vide PUC dated 05.06.2024. The promoter has submitted the following:-

a).Extension Fee of Rs. 12,80,830/- via Demand Draft dated 04.06.2024

b).Photographs of the project showing development.

2. The Promoter has also submitted the following information :

Total cost of project/Estimated cost – 329.70 Lacs and Total expenditure incurred till Feb 2024 – 237.93 Lacs. Development works are pending in encroachment area. For 8 plots(145 to 152 P) – In front of Plot no. 150,151 & 152 P development works completed but plot area is under encroachment. For another 11 plots – Development works not completed due to encroachment. So, for total 19 plots development works are pending. Regarding electricity supply system – Total cost is Rs. 58.93 Lac and total expenditure incurred till Feb 2024 is Rs. 15.60 Lac and rest of pending work of project is likely to be completed by March 2025. Development works have been completed for 225 plots.(Details of plots provided).

3. Registration was valid upto 31.12.2020. Covid relief of 6 months granted by the authority vide item no. 125.09 dated 01.02.2021. Three months covid relief could be granted upto 30.09.2021.



4. On 24.07.2024, the Authority decided that promoter should deposit deficit fee of Rs.37,835/-. After that request of promoter will be considered. The matter was adjourned to 09.10.2024.

5. A letter dated 14.08.2024 has been received from Chief Administrator HSVP, Panchkula (Haryana) on 28.08.2024 regarding request for grant of Moratorium in all Suo-Motu Complaints and Project Cases qua HSVP Sectors under HRERA Act, 2016 and it is prayed that all the proceeding in all cases under HRERA Act may kindly be withheld and kept in abeyance at least for six months. Decision in this regard is to be taken by Authority.

6. Authority observes that request has been made by CA HSVP that all the proceedings in all cases under RERA Act, 2016 may be with held for six months as they have referred the matter to government for clarification. Authority further observes that as per Section-2zk (iii), promoter means :-

*“(iii) any development authority or any other public body in respect of allottees of-
(a) buildings or apartments, as the case may be, constructed by such authority or body on lands owned by them or placed at their disposal by the Government; or
(b) plots owned by such authority or body or placed at their disposal by the Government, for the purpose of selling all or some of the apartments or plots.”*

7. Thus, HSVP is squarely covered under above definition of promoter is a promoter. Taking a lenient view, Authority will not take coercive actions till a period of six months is over or any directions are received from the Government, whichever is earlier. It is hereby made clear that no relaxation is being given by the Authority in its earlier decisions/ orders already pronounced and uploaded on its website and HSVP is very much bound to comply with the same. However, all the proceedings of registration etc. will be fixed after 14.02.2025 or till HSVP gets the matter clarified from government, whichever is earlier.

8. Adjourned to 26.02.2025.



True copy

all records
16/11/24

[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.

LA/Shubham