



**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 09.10.2024.

**Item No. 266.46**

Extension of registration under Section 6 of RERA Act, 2016 including COVID extension.

**Promoter:** Alesia Buildtech Pvt. Ltd.

**Project:** "Adore Samriddhi" – An Affordable Group Housing Colony on land measuring 6.331 acres situated in Village Riwazpur and Tikawali, Sector-89, Faridabad, Haryana.

**Reg. No.:** HRERA-PKL-FBD-68-2018 dated 22.11.2018 valid upto 31.12.2022.

**Temp ID:** RERA-PKL-343-2018.

**Present:** Mr. Jyoti and Mr. Kaptan Singh, Director.

1. M/s Alesia Buildtech Pvt. Ltd. vide letter dated 16.01.2024 has requested for extension of real estate project of an affordable group housing colony namely "Adore Samriddhi" on land measuring 6.331 acres situated in Village Riwazpur and Tikawali, Sector-89, Faridabad, Haryana developed by Alesia Buildtech Pvt. Ltd. registered vide Registration No. HRERA-PKL-FBD-68-2018 dated 22.11.2018 valid upto 31.12.2022.

2. The promoter has submitted that the project was valid upto 30.09.2023 including the COVID period and has sought extension for one year from 30.09.2023 to 30.09.2024. It is pertinent to mention that the promoter has applied for COVID extension vide letter dated 01.05.2023 and Authority considered the same in its meeting held on 26.07.2023 wherein following directions were given:

- "4. After consideration, Authority decided as under:-
- Promoter be asked whether consent of 2/3<sup>rd</sup> allottees was obtained when building plans were revised, if obtained then copy be submitted.



ii. License No. 47 was valid up to 08.07.2023. Status of renewal of license be intimated.

iii. Up to date quarterly progress reports be submitted online.

The matter was last considered by the Authority on 01.05.2024 vide item no. 251.04 wherein following was observed:

“4. Authority observes that despite giving various opportunities, reply has not been filed. Hence, Authority decided to impose a cost of Rs. One lac on the promoter. Show cause notice under Section 35 read with Section -63 of RERA Act, 2016 be issued to the promoter. Authority orders that Managing Director/one of the Directors be personally present on next date of hearing.

5. Adjourned to 17.07.2024.”

3. The matter seeking first extension of the project was considered by the Authority in its meeting held on 31.01.2024 vide item no. 240.15 wherein Authority observed as under:

“9. After consideration, Authority decided that promoter should submit consent of 2/3<sup>rd</sup> allottees as the building plans have been revised as well as Engineer and Architect Certificate. After that request of promoter for extension will be considered.”

The matter was again considered by the Authority on 01.05.2024 vide item no. 251.05 wherein following was observed:

“7. Authority observes that despite giving various opportunities, reply has not been filed. Hence, Authority decided to impose a cost of Rs. One lac on the promoter. Show cause notice under Section 35 read with Section -63 of RERA Act, 2016 be issued to the promoter. Authority orders that Managing Director/one of the Directors be personally present on next date of hearing.

8. Adjourned to 17.07.2024.”

4. In compliance of above orders, show cause notices dated 14.06.2024 and 18.06.2024 were sent to the promoter.

5. The promoter vide reply dated 13.05.2024 has submitted that the allottees of the project have been informed for seeking objections/suggestion regarding revision of building plans by publishing the public notice which were published on 04.05.2019 in three leading newspapers. As per report of STP, no objections were received by their office and after consideration of the same the building plans were released. It has been submitted that there is no requirement of 2/3<sup>rd</sup> consent of allottees. Deficit fee of ₹1,70,760/- has been deposited by the promoter.

6. The matter was last considered by the Authority in its meeting held on 24.07.2024 wherein following order was passed:



“6. Authority observes that promoter was required to be personally present today but he has not appeared. Last opportunity is granted to promoter. one of the Directors to be present personally on next date of hearing failing which Authority will be constrained to impose very heavy penalty on the promoter. Authority decided that promoter should submit the following:-  
i. Engineer and Architect Certificate meeting the latest stage of construction.  
ii. Consent of 2/3<sup>rd</sup> allottees as the building plans have been revised.  
iii. Deposit the cost of ₹1 lac imposed on 01.05.2024.  
7. Adjourned to 09.10.2024.”

7. The promoter has not filed any reply to the above mentioned observations. It is pertinent to mention that the promoter has to pay cost of ₹2 lac (₹1 lac imposed in covid extension and ₹1 lac imposed in case of extension).

8. As per resolution dated 07.08.2024 passed by the Authority, the promoter will be liable to pay late fee of ₹14,03,752/- and penalty of ₹2,80,752/-. (Although COVID extension has not been specifically granted till date but for the purpose of calculating penalty, last date of registration has been taken after granting benefit of COVID period).

9. Mr. Jyoti submitted that OC has been received on 24.08.2024 and one lac cost has been deposited. After consideration, Authority decided that promoter should deposit late fee, penalty and remaining cost of Rs. one lac before next date of hearing.

10. Adjourned to 04.12.2024.



True copy

*[Handwritten Signature]*

Executive Director,  
HRERA, Panchkula

*[Handwritten Signature]*

16/11/24

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

LA(Ashima)