



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 09.10.2024.

Item No. 266.08

Extension of project under Section 6 of the RERA Act, 2016.

Promoter: RPS Infrastructure Limited.

Project: "RPS Central" a commercial colony measuring 0.399 acres situated in Sector 88, Faridabad.

Reg. No.: HRERA-PKL-201-2017 dated 15.09.2017 valid upto 14.09.2019.

Temp ID: 747-2019.

Present: Mr. Parveen Kumar, AR.

1. RPS Infrastructure Limited vide letter dated 07.02.2024, received in the office on 09.02.2024 has informed that the promoter has obtained Occupation Certificate dated 06.12.2019 for the project namely, "RPS Central" a commercial colony measuring 0.399 acres situated in Sector 88, Faridabad registered vide registration no. HRERA-PKL-201-2017 dated 15.09.2017 valid upto 14.09.2019. Copy of OC was enclosed.

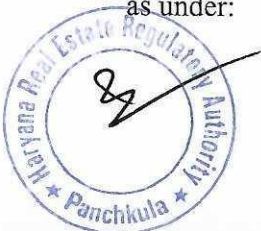
2. The matter was considered by the Authority in its meeting held on 21.02.2024 vide item no. 242.21 wherein it was observed as under:

"3. After consideration, Authority decided that occupation certificate be taken on record and uploaded on web portal of Authority. Promoter should file QPRs up to the date of receipt of completion certificate.

4. Adjourned to 10.04.2024."

3. In compliance of above order, OC was uploaded on the website of the Authority.

4. The matter was considered by the Authority on 24.04.2024 wherein it was observed as under:



“6. Authority observes that part completion certificate was granted, hence all compliances are to be made till grant of completion certificate. QPRs are to be filed till the grant of completion certificate.

7. Last opportunity is granted to promoter to apply extension of project otherwise penal action as per RERA Act, 2016 will be initiated.

8. Adjourned to 10.07.2024.”

5. The promoter vide reply dated 21.06.2024 has applied for extension of the project stating that registration was valid upto 14.09.2019 and OC was received on 06.12.2019, hence request for extension of registration for a period of six months has been sought. The promoter has applied on REP-V form, however, no annexures have been enclosed with the application. The promoter has paid extension fee of ₹12,200/-.

6. The matter was last considered by the Authority on 10.07.2024 wherein following was observed:

“6. After consideration, Authority decided that deficit fee of Rs. 24,132/- be deposited by promoter. Compliances are to be made till grant of completion certificate.

7. Adjourned to 25.09.2024.”

7. The promoter vide reply dated 16.07.2024 has submitted deficit fee of ₹24,200/- via demand draft dated 12.07.2024. However, the promoter has not applied for extension till date.

8. The promoter has filed QPRs upto 30.06.2024.

9. Authority observes that as per New Tech judgement, Hon'ble Supreme Court has settled the law that all statutory compliances are to be made by the developers till receipt of completion certificate. In the present case, promoter has received only part completion certificate and not the completion certificate. Hence, Authority decided that entire area is registrable.

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)