



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. 266.11

Continuation of registration of project under Section 7(3) of RERA Act, 2016.

Promoter: Pivotal Infrastructure Private Limited.

Project: "Royal Heritage" a Group Housing Colony on land measuring 20.31 acres situated in Sector 70, Village Mujheri, Ballabgarh, Faridabad, Haryana.

Reg. No.: HRERA-PKL-FBD-47-2018 dated 14.09.2018 valid upto 31.03.2019. First extension upto 31.12.2019.

Temp ID: 636-2019.

Present: Mr. Karan Kaushal, Advocate.

1. Pivotal Infrastructure Private Limited vide letter dated 26.10.2023 has applied for extension of registration of their project "Royal Heritage" a Group Housing Colony on land measuring 20.31 acres situated in Sector 70, Village Mujheri, Ballabgarh, Faridabad, Haryana registered vide registration no. HRERA-PKL-FBD-47-2018 dated 14.09.2018 valid upto 31.03.2019. First extension was granted to promoter by Authority in its meeting held on 01.07.2019 and same was valid upto 31.12.2019.

2. The matter was considered by the Authority in its meeting held on 06.11.2023 wherein following was observed:

"7. After consideration, Authority decided as under:

i. Ban on sale of unsold inventory and execution of conveyance deed of unsold inventory will continue.

ii. Audit of project be got done.

iii. Notice in newspaper for inviting objection for grant of fifth year extension be got published.



- iv. Promoter should submit CA certificate, Engineer certificate, Architect certificate, photographs of sites and copies of approved service plans estimates and building plans.
- v. Promoter be personally present on next date of hearing
8. Adjourned to 15.01.2024.”

3. In compliance of the above order, public notice was published in newspaper on 06.01.2024, no objections have been received till date. M/s S.P. Chopra & Co. has been appointed as auditor vide letter dated 15.02.2024 to conduct the audit of the project. Auditor M/s S.P. Chopra & Co. has submitted its report.

4. The matter was last heard on 10.07.2024 wherein following was observed:

“7. Authority observed that promoter was required to be personally present as per orders of Authority dated 06.11.2023, but he has not appeared. One last opportunity is granted to promoter/one of the Directors of Company to be personally present on next date of hearing failing which penal proceedings will be initiated as per provisions of RERA Act, 2016.

8. Adjourned to 25.09.2024.”

5. The promoter has filed QPRs upto 30.06.2024.

6. Authority observes that promoter has not complied with the orders of Authority dated 10.07.2024, hence, Authority decided to impose a cost of Rs. one lac on the promoter. Managing Director/ one of the Directors be personally present on next date of hearing as it is 5th hearing and project is still pending.

7. A copy of audit report be sent to promoter for comments which should be submitted before one week of date of hearing.

8. Adjourned to 04.12.2024.



[Handwritten signature]
16/11/24

True copy

[Handwritten 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 (Ashima)