



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 23.10.2024.

Item No. 267.19

First 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 (If Covid Extension is granted then valid upto February 2023).

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 covid period i.e from 25th March to 24th September 2020 and from 1st April 2021 to 30th June 2021. 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/- (extension fee) + Rs. 8,400/- (deficit fee) which is in order.
3. QPRs uploaded till September 2023.
4. Explanatory note states '*our entire project was completed before 03.09.2021 and applied for Completion certificate on 03.09.2021 and work completion 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 BHBVN substation in Bestech premises is not ready till date and expected to be completed soon.*'



5. The promoter has submitted the following:
- Application dated 23.12.2021 to DTCP for Completion certificate and copy of completion certificate dated 11.01.2024 for area measuring 5.712 acres.
 - 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.
 - Photographs of the project are enclosed.
 - Approved service plan estimates and plans submitted.

6. 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 and now this date has expired.

7. As per orders of the Authority dated 18.12.2023, suo motu complaint no. 255 of 2024 was registered for not applying for extension in time, Authority imposed penalty of Rs. 50,000/- and is now listed for hearing on 21.08.2024.

8. 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

9. On 01.05.2024, Authority granted last opportunity to the promoter to submit service plan estimates and CA certificate dated 01.12.2023 to be clarified. The promoter should also file QPRs up to date of completion certificate i.e. 11.01.2024 failing which penal proceedings will be initiated.

10. On 14.08.2024, Authority observed that promoter was granted last opportunity on 01.05.2024 to comply with the orders of Authority, but he has not submitted any reply.



Hence, Authority decided that promoter be issued show-cause notice under Section-35 read with Section-63 of RERA Act, 2016 as to why penalty may not be imposed for not complying with the orders of Authority. Adjourned to 23.10.2024.

11. Show cause notice was issued vide letter 08.10.2024 which was sent via registered post and mail on 10.10.2024. Extension fee calculated as per resolutions no. 261.34 dated 07.08.2024 is Rs. 2,52,320/-. (Promoter had paid Rs. 66,400/-). No reply has been submitted by promoter.

12. Authority observes that show cause notice had already been issued to promoter on 10.10.2024. Late extension fee as per resolution of Authority dated 07.08.2024 be conveyed to promoter.

13. Adjourned to 18.12.2024.



Received on 19/11/2024-
Rashmi
19/11/24
19/11/24.

True copy

Executive Director,
HRERA, Panchkula

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

CA (Moulika)