HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1066 of 2020

HRERA, Panchkula ....COMPLAINANT

VERSUS

Pivotal Infrastructure ....RESPONDENT

CORAM: Rajan Gupta **Chairman**

Anil Kumar Panwar **Member**

Date of Hearing: 08.12.2020

Hearing: 1st

Present: - Sh. Rohan Gupta, representative of the respondent through Video Conferencing

ORDER (Rajan Gupta – Chairman)

1. Notice u/s 35 of the RERA Act, 2016 dated 05.10.2020 was issued to the promoter for not seeking extension of registration of the real estate project namely "Royal Heritage" which is registered with the Authority vide registration no. HRERA-PKL-FBD-47-2018 dated 14.09.2018 for development of a Group Housing Colony on land measuring 20.31 Acres in sector-70, Faridabad which was valid upto 31.12.2019.

2. Sh. Rohan Gupta appeared before the Authority today via Video Conferencing and stated that there are 18 Towers to be developed in the project. He further stated that they have obtained occupation certificate for towers 19 and

20 in August,2020 from the Town & Country Planning Department and for towers 1 and 2, an application for the grant of OC has already been filed in Dec,2019. For the remaining towers they have already obtained occupation certificate prior to the registration of the project.

3. Taking note of the above, the Authority directs the promoter to submit the following: -

a) Copy of Occupation certificate for tower 19 and 20 granted by DTCP in Aug,2020;

b) Copy of application filed for grant of OC in respect of tower 1 and 2 in Dec,2019 and copy of observations conveyed by DTCP, if any;

4. The Authority decides that in case no observation has been received by the promoter from the Department, then the same should be considered as deemed OC. Further decision in the matter shall be taken on the next date of hearing.

5. Adjourned to **27.01.2021**.

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RAJAN GUPTA
[CHAIRMAN]

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ANIL KUMAR PANWAR
[MEMBER]