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**
Dilbag Singh Sihag **Member**

Date of Hearing: 10.01.2022

Hearing: 8th

Present: - None

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 "Royale Heritage" registered 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 and the same was valid upto 31.12.2019.

2. On 27.01.2021, Authority had observed that Occupation Certificate has already been obtained by the respondent/promoter for Tower-

4,5,6,7,8,9,10,11,12,12A with FAR measuring 60224.38 Sq.mtrs on 30.11.2017; for Tower-13,14,15,16 with FAR measuring 31824.48 Sq.mtrs. on 25.06.2018; and for Tower-19 and 20 with FAR measuring 3141.95 Sq. mtrs. on 17.08.2020. However, for Tower 1 and 2 OC has been applied 14.10.2019, but the same is yet to be granted, therefore, Authority had directed the respondent/promoter to file an application for extension of registration of Towers 1 & 2.

3. Authority had imposed cost of Rs. 50,000/- on 07.04.2021 as respondents had not filed application for extension of registration of the project.

4. However, on 15.11.2021, Sh. Rohan Gupta, Learned Counsel for respondent/promoter stated that for Tower 1 & 2, an application for grant of Occupation Certificate had been filed in December 2019 before competent authority.

5. The Authority has checked information from the record of Director, Town and Country Planning Department regarding grant of occupation certificate and it has been found that on 27.02.2020, Directorate Town and Country Planning had conveyed certain observations to promoter/respondents but the respondents have not complied with these observations.

6. Taking note of above, Authority observes that the promoter has applied for grant of occupation certificate, but as per information obtained from DTCP, the promoter has not complied with objections pointed out by them, therefore, the Authority directs the respondents to inform whether they have complied

observations of DTCP or not before next date of hearing. Further action will be taken on the basis of such information given by the promoter.

7. Adjourned to **25.04.2022**.

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RAJAN GUPTA
[CHAIRMAN]

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DILBAG SINGH SIHAG
[MEMBER]

Haryana Real Estate Regulatory Authority • Panchkula •
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