



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 24.09.2025.

Item No. 300.12

Extension under Section-7(3) of the RERA Act, 2016.

- Promoter:** The Satkar Co-operative Group Housing Society Limited.
- Project:** Group Housing Society namely "The Satkar Co-operative Group Housing Society Limited Panipat" on land measuring 3815 sq.mtr. situated in Group Housing, Site no.7, Sector 13-17 Panipat.
- Reg. No.:** HRERA-PKL-PNP-406-2023 dated 17.02.2023 valid upto 31.12.2023.
- Temp ID:** 1174-2022.
- Present :** Mr. Jyoti Sidana on behalf of the promoter.

1. Vide letter dated 05.08.2025 promoter had applied on Rep-V for extension along with extension fee of ₹ 1,00,144/-. The promoter has requested to grant first extension upto 31.12.2024. It has been mentioned that 100% work is completed at site. In the explanatory note it has been mentioned that:

“Total 20 Units in the 1 Tower have been approved by the HSV for which Occupation Certificate stands issued by the HSVP on dated 28.05.2024. Further, requested to spare the Audit and other related publication of Public Notice as per section 7 (3), as the Project is completed in all respect. It has also been mentioned that, as per confirmation from the HSVP, no specific completion certificate is required in this Project, hence the said project may be treated as Completed Project category. The Members of the Society have taken peaceful possession of their units and numerous families have shifted in their units.

The reasons for delay are mentioned as per below:

- a) Entire Project is complete and applied for OC in the Month of March 2024.



- b) Construction works has been completed for the entire Project.
- c) At the time of registration of the project the Society had contemplated and envisioned that the project will be completed within 1 year from the date of registration. Considering the pace of development, it was estimated that the project would near completion in the next One year. However, due to certain facts and circumstances beyond the control of the Society the project could not be completed within the stipulated time period.
- Thus it has become imperative to throw light on the factors effecting the pace the development of the project.”

2. Along with application photographs of project has been attached and late fee of ₹ 33,381/- has been deposited.
3. After perusal of case file it transpired that Registration no. HRERA-PKL-PNP-406-2023 dated 17.02.2023 was valid upto 31.12.2023 and QPR uploaded till 30.06.2024.
4. The promoter has submitted the late fee of ₹ 33,381/- along with extension fee. However, the promoter has still to pay penalty of ₹ 70,100.6/- .
5. Today Mr. Jyoti Sidana appeared on behalf of promoter and informed that penalty of ₹ 70,100.6/- has been paid in Authority today.
6. After consideration, Authority decides that registration certificate shall remain in force under Section 7(3) of the RERD Act, 2016 upto 31.12.2024. Certificate of continuation of registration be issued accordingly. The promoter is directed to provide soft copy of Occupation Certificate and the office is directed to upload the OC on web portal of Authority.
- Disposed of.



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.

LA - Akhil
15.10.2025

STP on leave