



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 26.11.2025.

Item No. 305.11

Continuation of registration of project under 7(3) of the Act.

Promoter: Adore Realtech Pvt. Ltd.

Project: "Happy Homes Exclusive Phase-2" a Group Housing Colony on land measuring 2.65 acres situated in Sector 86, Faridabad.

Reg. No.: HRERA-PKL-FBD-127-2019 dated 28.06.2019 valid upto 20.09.2023. COVID extension granted upto 19.06.2024. First Extension granted upto 19.06.2025.

Temp ID: RERA-PKL-571-2019.

Present: Adv. Tanya Karnwal on behalf of the promoter.

1. M/s Adore Realtech Pvt. Ltd. vide letter dated 18.10.2024 has applied for first extension of registration of their project "Happy Homes Exclusive Phase-2". The promoter has deposited an extension fee of ₹3,18,465/-, however computation of fee has not been submitted.
2. On 04.12.2024, the Authority decided to grant an extension of one year under Section-6 of RERA Act, 2016. The promoter should submit the computation of fee as it is a group housing colony." Certificate of extension (upto 19.06.2025) has been uploaded.
3. On 29.01.2025, Sh. Jyoti Sidana stated that computation of fee details is being submitted today. Hence, the Authority decided that computation of fee be checked by Project Section and report submitted on next date of hearing.
4. Vide reply dated 18.03.2025, promoter has provided fee calculation which works to ₹ 2,79,804 and requested to adjust the excess amount against next extension. Also vide representation dated 20.03.2025, the Promoter has applied for Continuation of Registration



u/s- 7(3) of RERA Act, 2016 upto 19.06.2026 and has paid ₹2,79,804/- as extension fee and submitted the following details:

- a. Percentage of works completed at the time of last extension - 80%
- b. Percentage of works executed as per Architect's, Engineer's and CA's Certificate - 91.44%
- c. Promoter has not been granted Occupation certificate/ Part Completion/ Completion Certificate for Registered Area or part thereof
- d. QPRs filed upto 31.12.2024
- e. Late fee/Penalty as per resolution dated 07.08.2024 is not applicable.
- f. License No. 46 of 2018 dated 09.07.2018 valid upto 08.07.2023 and renewed upto 08.07.2025.
- g. *Explanatory Note: License No. 46 of 2018 was granted to Sh. Kaptan Singh and others in collaboration with Adore Realtech Pvt. Ltd. for establishing Group Housing Colony over an area measuring 2.65 acres. The license will expire on 08.07.2025.*
2. OC for Towers 21 to 24 of the Project has been received on 30.08.2024; OC has been obtained for Tower T-1 to T-10 on 07.09.2018 - Project Name- Happy Homes; OC has been obtained for Tower T-11 to T-20 on 11.08.2023 - Project Name- Happy Homes Exclusive.
3. Some Development work remains pending in Commercial Block under License No. 46 of 2018. Following the revision and expansion of layout, the total area stands at 11.775 acres. The Promoter is committed to complete the remaining work and intend to process the application for obtaining Completion Certificate.
 - a. Photographs of the Project
 - b. Affidavit – Promoter has not sold any unit after expiry of RERA Registration and has not sold any unit while the sale was prohibited by RERA.

5. On 09.04.2025, the Authority observed that the promoter has not paid the Auditors fee (₹ 41,300/-) and Public Notice fee (₹ 10,000/-). Auditor fee can only be exempted only if Occupation Certificate of the Project has been obtained from the Department of Town and country Planning, Haryana. The promoter should intimate whether the OC of the project has been received or not? The promoter has provided calculation of extension fee regarding his extension application dated 18.10.2024 and 20.03.2025. However, it cannot be verified until promoter provides the following information:



- a. Total no. of towers falling under the Phase-2 of the Project along with its FAR.
- b. The towers under Phase -2 for which Occupation Certificate has been granted from the Department.

After providing the above information extension fee, Late fee and penalty could be calculated as per resolution dated 07.08.2024 and 29.01.2025.

6. Vide letter dated 04.07.2025, Vakalatnama in the name of Adv. Harshit Batra, Tanya, Himani, Shikha, Arpita and authorisation to Sh. Swatantra Kesarwani has been submitted; however, reply to orders dated 09.04.2025 not received.
7. Adv. appearing on behalf of the promoter stated that 22-25 towers and commercial area falls in phase-2 of this project and they have applied for an Occupation certificate for the same, therefore, audit of the project is not required.
8. On 16.07.2025, Authority directed the promoter to:
 - a. Submit copy of renewal of licence;
 - b. Submit auditor fee of ₹ 41,300/- and public notice fee of ₹ 10,000/-within 7 days of uploading of the orders (so that auditor can be appointed and public notice can be issued timely) failing which this application for extension shall be returned;
 - c. Promoter to submit written reply to the orders of the Authority dated 09.04.2025;
9. Vide letter dated 14.07.2025, the promoter states that the present project comprises of towers no. 21-25 and commercial block. Promoter also states that OC for tower 21-24 has been applied and tower 25 & commercial – development work in process. Further, 91.44% work has been completed and civil construction is 98% complete, ₹ 2.31 cr. is receivables from the allottees and the amount required for the project is ₹ 63.1 lakhs for IDW works and 112.5 lakh for civil construction. Vide letter dated 28.07.2025, the promoter has deposited auditor fee and public notice fee under protest, however, status of renewal of license not given and FAR not informed.
10. File has been sent for appointment of auditor and issuance of public notice.
11. On 27.08.2025, the counsel appearing on behalf of the promoter informed that they have filed appeal No. 715 of 2025 against the orders of the Authority to conduct audit, which is yet to be listed before the Appellate Tribunal and requested to grant a long date till the appeal gets decided.
12. The Authority directs the office to get the audit conducted and issue public notice. The Authority also directs the promoter to give status of renewal of license and total FAR of the project before the next date of hearing.



13. The Auditor was appointed on 05.09.2025 and the letter to the promoter was sent by the office vide mail dated 04.11.2025 and Public Notice was issued vide letter dated 01.09.2025.

14. Adv. Tanya submitted that an appeal has been filed and is listed before Hon'ble Appellate Tribunal on 28.11.2025. After consideration, the Authority directs the promoter to place on record the complete correspondence exchanged between the promoter and the auditor. As no stay has been granted by the Hon'ble Appellate Tribunal, the promoter is further directed to furnish the current status of renewal of license as well as the total FAR of the project before the next date of hearing.

15. Adjourned to 11.02.2026.



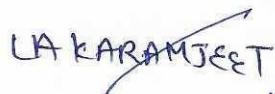
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Executive Director,
HRERA, Panchkula

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

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