



## **HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 26.11.2025.**

### **Item No. 305.27**

**Continuation of registration for fifth year under Section 7(3) of RERA Act, 2016.**

**Promoter:** Ahinsha Builders Pvt. Ltd.

**Project:** A Group Housing Colony namely "Ahinsha Naturez Park" on land measuring 1.90 acres situated in Village Sarai Khwaja, Sector-41, Faridabad, Haryana.

**Reg. No.:** 345 of 2017 dated 27.10.2017 valid upto 31.10.2020. First extension valid upto 30.04.2022 and second extension valid upto 31.07.2023. Third extension granted upto 31.07.2024. Fourth extension granted upto 31.07.2025.

**Temp ID:** RERA-PKL-476-2019.

**Present:** Sh. Manish Khanna on behalf of the promoter.

1. The Authority in its meeting held on 29.01.2025 vide Item No. 277.27 has decided that registration certificate shall remain in force under Section 7(3) of the RERA Act, 2016 for the fourth year i.e., upto 31.07.2025.

2. Thereafter, the promoter vide letter dated 30.04.2025 had applied for further extension under Section 6 of the Act which was returned by the Authority in its meeting held on 14.05.2025 observing that the applicant has applied for extension U/s 6 whereas he has already been granted extension for the fourth year U/s 7(3) from 31.07.2024 to 31.07.2025, therefore the application filed by the promoter was returned with a liberty to apply for continuation of registration u/s 7(3) of the RERA Act, 2016.

2. The promoter vide application dated 11.07.2025 has requested for continuation of registration for fifth under Section-7(3) of RERA Act, 2016.



3. That Auditor has been appointed on 22.07.2024 and a public notice has already been issued while granting past extensions.
4. The promoter has applied on REP-V form and online through web portal.
5. The promoter has deposited ₹ 1, 17,743/- as extension fee which is found to be in order.
6. As per online application filed by the promoter, development works are 100% complete.
7. Photographs of the project have also been enclosed with the application.
8. The promoter has mentioned that external development works are to be completed by Municipal Corporation of Faridabad. The land of the registered project was allotted by Municipal Corporation of Faridabad on the FSI basis including External Development Charges and Internal Development Charges. Municipal Corporation Faridabad is promoter as per the provision of section 2 (zk) of the Real Estate and Development Act 2016. Municipal Corporation of Faridabad was committed to provide the Metalled Road as approach to this plot and connecting to Main Surjkund Road through NHPC Colony, Sewerage Disposal Line, Water Supply, Storm Water Drainage, Lights and Electrification as per the terms and conditions of allotment. Some of these development works are still pending/ deficient from long back at their level. As per the zoning of approved town planning scheme no 7, essential amenities i.e., Community Centre, Primary School, Commercial Complex are still pending.
9. The promoter vide letter dated 04.08.2025 was directed to pay 75% of extension fee as late fee as per resolution dated 07.08.2024 and 5% processing charges.
10. However, vide replies dated 11.08.2025 and 13.08.2025, the promoter has informed that have already deposited the extension fee through demand draft dated 22.04.2025 drawn on HDFC Bank, along with the application of extension as per RERA Act 2016, Further, the developer has submitted the application along with the requisite extension fee well before the stipulated time as per RERA Act, 2016, thereby demonstrating sincerity in fulfilling its obligations under the law.
11. Accordingly, requested that the late fee imposed @75% of the extension fee may be dropped, as both the application and the applicable fee were submitted within the prescribed timeline with a further request to confirm that the 5% as processing charges, as directed, means 5% of extension fee to be deposited.
12. The Authority on the last date of hearing, i.e., 27.08.2025 was of the view that the promoter is liable to pay 75% of extension fee as late fee as per resolution dated 07.08.2024 since the application has been made on 11.07.2025 and the extension already granted is going



to expire on 31.07.2025. The promoter is also required to deposit 5% of extension fee as processing charges i.e., ₹ 5,888/-.

13. Vide reply dated 18.09.2025, the promoter has deposited the said late fee of ₹ 88,308/- and ₹ 5888/- as processing charges.

After consideration, the Authority decides that the registration certificate shall remain in force under section 7(3) of the RERD act 2016 for a period of one year up to 31.07.2026. Certificate of continuation of registration be issued accordingly. Disposed of.

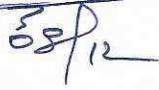


True copy

  
Executive Director,  
HRERA, Panchkula

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

STP



VA Sheetal Jawa,

