



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 28.01.2026.

Item No. 311.19

Extension of registration of project under Section 6.

Promoter: Ridgecraft Homes Pvt. Ltd.

Project: “BPTP District 2” an affordable residential plotted Colony under DDJAY on land measuring 7.452 acres (excluding commercial of 0.31 acres) situated in Sector 86, Faridabad.

Reg. No.: HRERA-PKL-FBD-150-2019 dated 16.09.2019 valid upto 29.07.2024.

1. M/s Ridgecraft Homes Pvt. Ltd., vide letter dated 04.12.2025, has applied for extension of registration of their project “BPTP District 2”.
2. In the meeting held on 20.01.2020, the Authority, vide Item No. 82.13, had resolved to change the name of the project from “BPTP Nest 86-A” to “BPTP District 2”.
3. The following has been submitted by the promoter:
 - a. Deposited extension fee of ₹ 3,14,137/- vide Demand Draft No. 057705 in favour of “Haryana Real Estate Authority, Panchkula”.

Perticulars	Percentage
Percentage of works completed at the time of last extension	100%
Percentage of Development Works executed as per Architect's Certificate till date	100%
Percentage of Development Works executed as per Engineer's Certificate till date	100%
Percentage of Development Works executed as per CA's Certificate till date	94%

- b. The promoter has attached the renewal of Licence No. 81 of 2019 dated 30.07.2019 granted by the Directorate of Town & Country Planning, Haryana, vide Memo No. LC-3846 Vol-II/PA (SK)/2025/33390 dated 27.08.2025 which is renewed till 29.07.2026.



- c. The promoter has applied for the Completion Certificate (CC) in the office of the Director, Directorate of Town & Country Planning, Haryana, vide letter dated **02.04.2024**.
- d. Wherein it has been stated that the services in the area are operational/functional.
- e. Promoter has also submitted an affidavit stating that no sale or booking has been made after the expiry of the RERA registration of the project which was valid till 29.04.2025.
- f. Promoter has submitted Architect Certificate (Photocopy).
- g. Promoter has submitted CA Certificate (Photocopy).
- h. Promoter has submitted Engineer Certificate (Photocopy).
- i. The explanatory note regarding delay in the project submitted by the promoter is reproduced as under:

a. *We wish to humbly submit that due in the wake of second wave of COVID 19 pandemic and its outbreak in India, and the continuous nationwide lockdown, there has been absolute no business and commercial activities in this sector.*

As a matter of fact, the entire real estate industry has come to a grinding halt causing further financial losses and damages to the already dying real estate sector in the Delhi-NCR region. It is submitted that the real estate sector as a whole is the worst affected business activity due to COVID 19 pandemic.

It is humbly submitted that the Section 6 of RERA, 2016 provides for 'extension of registration of real estate project' on account of 'force majeure', which includes any calamity caused by nature affecting the regular development of the real estate projects. It is quite evident that current pandemic caused by nature is adversely affecting regular development of real estate projects.

It may also be noted that the reverse migration of labourers to their native places and break in supply chain of construction material have adversely impacted the construction activities of real estate projects across the Country Hence, it attracts invoking the provision of 'force majeure'.

b. *It is further submitted that the construction was also halted on numerous occasions in compliance to the directions of Commission for Air Quality Management by virtue of increased air pollution, the dates and events are as follows:*

Year 2021-14.11.2021 to 20.12.2021

Year 2022-29.10.2022 to 14.11.2022

Year 2022-30.12.2022 to 04.01.2023

Year 2023-06.01.2023 to 15.01.2023

Year 2023-02.11.-2023 to 28.11.2023

Year 2023-22.12.2023 to 01.01.2024

Year 2024-14.01.2024 to 18.01.2024

Year 2024-14.11.2024 to 05.12.2024

Year 2024-16.12.2024 to 27.12.2024

Year 2025-15.01.2025 to 03.02.2025

It is evident that the construction of the Project had to be stopped due to the unavoidable circumstances beyond the control of the Company. Hence, in light of the submission made above, we most humbly request the Hon'ble HRERA Authority to kindly extend the RERA registration validity of the project for the larger interest of the project.



4. Today, the Authority directs the Promoter to submit the following atleast one week before the next date of hearing:

- a. Details of fee computation.
- b. Engineer Certificate, Architect Certificate & CA Certificate in original.
- c. Notification/orders of issuance and revocation of GRAP period and the exact details of GRAP period be submitted in tabular form.
- d. Latest photographs of the project.
- e. Status of commercial area of 0.31 acres.
- f. An affidavit stating that no sale or booking has been made after the expiry of the RERA registration of the project which was valid till 29.07.2024, as the extension for the period of 9 months (Covid) has not been issued by the Authority.
- g. Promoter should submit a comprehensive statement detailing the specific periods (in days/months) during which GRAP restrictions were in force, for which the promoter is seeking exemption.
- h. The promoter submitted that the RERA registration certificate of the said project was valid till 29.07.2024 + 9 months of COVID-19 extension i.e. till 29.04.2025. However upon perusal of the same, no such COVID extension has been issued by the Authority. Promoter should explain the same.

5. Adjourned to 08.04.2026.



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.

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