



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 25.02.2026.

Item No. 314.31

Continuation of registration under Section-7(3) of RERA Act, 2016.

Promoter: Sudarshan Buildtech Private Limited.

Project: "AMRIT HOMES" an Affordable Group Housing Colony on land measuring 5.0625 acres situated in Sector-88, Faridabad.

Reg. No.: HRERA-PKL-FBD-203-2020 dated 02.06.2020, Covid extension upto 14.06.2024 and first extension upto 04.04.2025.

Temp ID: 822-2020.

1. Vide letter dated 04.02.2026, the promoter had applied for continuation of registration of captioned project under Section- 7(3) of the RERA Act, 2016 for two years. Following has been submitted by the Promoter:

Particulars	Percentage
Percentage of works completed at the time of last extension	59%
Percentage of Development Works executed as per Architect's Certificate and Engineer's Certificate	59%
Percentage of Development Works executed as per CA's Certificate	69%

i. Explanatory Note:

The Project was dependent upon timely receipt of approvals and NOCs from competent authorities. The Processing time exceeded anticipated timelines, impacting construction. COVID-19 Pandemic and lockdowns led to complete suspension of construction activities. Post-pandemic labour shortage and abnormal escalation of construction materials. Construction activities were periodically restricted in the NCR region. The delay is not attributable to



negligence or mala fide intent but due to unavoidable and unforeseen circumstances beyond the Promoter's control. The Project is expected to be completed by December 2027.

- ii. Affidavit dated 12.01.2026: Promoter undertakes to deposit 10% of penalty amount upfront imposed in Suo-Motu Complaint No. 1818 of 2022 and remaining balance amount shall be paid on a quarterly basis. It is pertinent to state that a penalty of Rs. 50.84 lacs and cost of ₹ 1 Lac has been imposed in the said Suo-Motu Complaint.
 - iii. Photographs of the Project.
 - iv. Architect Certificate dated 31.12.2025, Engineer Certificate 04.01.2026, C.A. Certificate dated 30.01.2026 has been submitted.
 - v. QPRs uploaded upto 31.12.2025.
2. Vide letter dated 12.12.2025, M/s S.P Chopra & Co. were appointed to conduct audit of the Project and public notice inviting objections was published on 12.12.2025. No objections have been received till date.
3. Vide e-mail dated 22.01.2026, Audit Report has been received and following has been observed by the Auditor:
- i. Separate RERA Bank Account: The Company registered its Project with HRERA, Panchkula on 02.06.2020 and opened a separate RERA Bank account of the project on 12.02.2021, where 70% receipts are deposited / transferred. During test verification 70% of the amount realized from the allottees / customers was found to be deposited in the separate RERA Bank account.
 - ii. Amount received from the allottees shall be verified i.e. receipts issued shall be verified with the amount received in the Bank: The detail of the collections and receipts made were test verified with the receipts and its deposits in the Bank and the same were found to be recorded / accounted in the records / accounts of the Company.
 - iii. The provisions of Section 4(2)(I)(D) of the Real Estate (Regulation & Development) Act, 2016 were generally found to be followed,
 - iv. We conducted the visit to the site of the Project on 05.01.2026: The work was in progress at the site and as per our discussions with the management of the Project they intend to complete the project by the end of year 2026. As no flat was yet completely finished, no possession of any flat was given so far.



v. As per the records and information provided to us out of total 440 flats sold / allotted as at 31.03.2025, 74 flats have been surrendered, resumed / cancelled / restored till 31.03.2025 and out of these 59 flats are further resold / allotted to other customers.

4. It is pertinent to mention that the previous application dated 03.04.2025 was returned on 23.04.2025 as it was applied under Section-6 of the RERA Act, 2016 and application dated 07.11.2025 was returned by the Authority on 26.11.2025 as deficiencies were not complied by the Promoter wherein the Promoter had deposited Rs13,17,041/-. After deduction of 5% processing fee, the total amount remaining is ₹ 12,65,041/-. Vide application dated 04.02.2026, the Promoter has deposited ₹ 12,85,059/-.

Now, the Promoter has applied for continuation of registration for two more years (i.e., upto 04.04.2027) Extension fee for two years amounts to ₹10,33,188/-. Late fee – ₹ 10,33,188/- and Penalty – ₹ 5,16,590/- as per resolution dated 07.08.2024. Auditor fee amounts to ₹ 41,300 and Public Notice fee is ₹ 10,000/-. Total amounting to ₹ 26,34,266/-.

5. On the last date of hearing i.e., 11.02.2026, learned counsel for the Promoter Sh. Tarun Ranga sought time to submit some additional documents on record with respect to the penalty amount imposed in Suo-Motu Complaint No. 1818 of 2022. Acceding to the request of the counsel, the Authority decided to adjourn the matter to 25.02.2026.

6. Now, vide reply dated 16.02.2026 and 24.02.2026, the promoter has submitted an affidavit dated 14.02.2026 stating that 10% of total penalty amounting to ₹ 5,18,400/- has already been paid on 09.01.2026. The Promoter has subsequently paid an amount of ₹ 13,86,500/-

7. Extension fee for two years, late fee and penalty, auditor fee, public notice fee is in order. The Promoter has deposited 25% of the total penalty amount imposed in Suo-Motu Complaint No. 1818 of 2022. The remaining penalty to be paid by the Promoter is ₹ 38,88,000/-.

8. In view of the above, the Authority decides to grant continuation of registration under Section-7(3) of the RERA Act, 2016 i.e., upto 04.04.2027. However, the registration shall be co-terminus with the validity of license granted by DTCP, Haryana. The Promoter shall pay the remaining penalty of ₹ 38,88,000/- in three installments along with the interest calculated as per Rule 15 of the Haryana Real Estate (Regulation and Development) Rules, 2017 i.e.,



10.80% (SBI's Highest Marginal Cost of Lending Rate (MCLR) plus 2%) which will be due on 25.05.2026 (₹14,00,976/-), 25.08.2026 (₹ 13,65,984/-), 25.11.2026 (₹13,30,992/-). The Promoter shall deposit the said penalty strictly adhering to the due dates failing which the registration of the project shall be revoked. Certificate of continuation of registration under Section-7(3) of the RERA Act, 2016 be issued accordingly.

9. 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.