



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, hrerapki-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 11.03.2026.

Item No. 315.11

Continuation of registration u/s 7(3) of the RERA Act, 2016.

Promoter: Ajay Enterprises Pvt. Ltd.

Project: "Edenwood Towers" - a Group Housing Colony on land measuring 2.662 acres situated in Village Lakkarpur, Sector-39, Faridabad, Haryana.

Reg. No.: HRERA-PKL-FBD-92-2019 dated 24.01.2019 valid upto 30.09.2023. Covid extension granted upto 30.06.2024. First extension was valid upto 30.06.2025.

Temp ID: 323-2018.

1. Vide letter dated 10.07.2025, the promoter had informed that their project is complete in all respects, and they were granted the Occupancy Certificate (OC) for the same on 22.08.2024. Out of 76 apartments in the said project, only 65 apartments have been booked for sale to date, and all the 65 allottees have been offered/given possession of their respective apartments. Moreover, the remaining 11 apartments are also absolutely ready for possession for their prospective buyers. Completion Certificate (CC) for the Group Housing Colony was applied on 09.09.2024, and they expect that the same shall be granted shortly. However, to comply with RERA rules & regulations and keeping in view the fact that the process of granting of CC is taking more time than anticipated, they applied for extension of registration by another one year as that will also build confidence about the project amongst prospective buyers. Accordingly, the promoter requested to grant extension of registration for a period of 12 months under Section 6 of the RERA Act, 2016 and for that purpose, following documents have been submitted:



- i) The Demand Draft No. 133572 dated 07/07/2025 drawn on Axis Bank Limited of an amount of ₹ 1,65,000/- as extension fee.
 - ii) Copy of the OC dated 22.08.2024.
2. The promoter vide letter dated 04.08.2025 was informed that while granting last extension for one year, i.e., upto 30.06.2025 on 14.08.2024, the Authority had directed to submit copies of service plans/estimates along with photographs of the site in next 15 days. The same have not been submitted till date. As far as the request for extension of registration is concerned, the promoter was asked to apply on web portal as well as on Form REP-V for continuation of the project under Section 7(3) of RERA Act, 2016 till Completion Certificate is granted by DTCP Haryana.
3. Now, vide letter dated 08.09.2025, the promoter has submitted the following: -
 - i) Service plans/estimates along with the photographs of the project.
 - ii) ₹ 51,300/- as fee for public notice and auditor's appointment. The same is being appointed.
4. The Application u/s 7(3) of the Act filed by the promoter has been examined and following shortcomings are noticed: -
 - i. The extension application does not reflect submission date on the top right corner, which means it is not finally submitted online.
 - ii. The promoter has not enclosed any annexures in support of above application which have been uploaded online along with the application u/s 7(3) of the Act.
 - iii. Copy of renewed license has not been submitted.
5. The promoter on the last date of hearing, i.e., 24.09.2025 was directed to comply with the above deficiencies before the next date of hearing i.e., 24.12.2025.
6. Vide letter dated 19.09.2025, Jagdish Chand & Co. were appointed as auditors and public notice dated 18.09.2025 was issued in newspapers for inviting objections from general public, on which no objections have been received.
7. The Auditor has submitted its report on 04.12.2025, which was sent to the promoter through mail for comments, which are still awaited from the promoter. The audit report was last considered by the Authority on 24.12.2025.
8. Further, the promoter vide letters dated 01.12.2025 has submitted completion certificate dated 17.11.2025 for an area of 33.012 acres & requested for closure of RERA bank accounts. However, deficiencies conveyed on 24.09.2025 were not complied by the promoter.



9. The Authority on 24.12.2025 had directed the promoter to comply with the observations of Authority dated 24.09.2025 thereafter, the request of the promoter shall be considered.
10. The promoter vide reply dated 05.01.2026 has submitted that the Completion Certificate has been duly granted by DTCP, Haryana on 17.11.2025. The grant of Completion Certificate conclusively establishes that the project stands fully completed in all respects in accordance with the sanctioned plans and applicable laws. The said development was formally brought to the knowledge of the Authority by the Promoter vide its letter dated 28.11.2025 wherein the Promoter duly intimated the grant of Completion Certificate and also requested for closure of the three designated project bank accounts, the statutory purpose of which now stands fully achieved.
11. It is submitted that the present proceedings under Section 7(3) of the Act were initiated only to seek continuation of registration till the grant of Completion Certificate, as the same was awaited from the competent authority despite the project having been completed and possession having been offered to the allottees. In view of the Completion Certificate having now been granted on 17.11.2025, the very basis, object and substratum of the proceedings under Section 7(3) no longer survive. Consequently, no further continuation or extension of registration is either contemplated or required under the provisions of the Act or the Rules framed thereunder.
12. The Promoter therefore requested that they were not aware of the hearing fixed on 24.12.2025, as no intimation or notice of the said hearing was received by the Promoter through email. That the procedural deficiencies earlier noted by the Authority in relation to the application under Section 7(3), including those pertaining to online submission of annexures, were relevant only for the limited purpose of continuation of registration. In light of the grant of the Completion Certificate, the said procedural aspects lose all relevance and legal significance and do not survive for consideration any longer. In the aforesaid facts and circumstances, the Promoter seeks formal closure and disposal of the proceedings under Section 7(3) of the Act by taking on record the Completion Certificate dated 17.11.2025. The Promoter therefore prayed to take the Completion Certificate on record, declare the proceedings under Section 7(3) as having become infructuous, formally dispose of the same, and issue appropriate directions for closure of the project bank accounts, along with such other or further orders as may be deemed fit and proper in the facts and circumstances of the case.



13. The promoter vide reply dated 06.03.2026 has also complied with the deficiencies conveyed vide order dated 24.09.2025.


14. In view of the above, the Authority decides that registration certificate shall remain in force under Section 7(3) of the RERD Act, 2016 upto the date of grant of completion certificate. Certificate be issued accordingly. Copy of occupation certificate dated 22.08.2024 and completion certificate dated 13.11.2025 be uploaded on the web portal of the Authority. Disposed of.

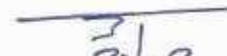



True copy

Secretary (Acting),
REREA, Panchkula

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


30/3/26
STP


30/03

LA-Shybam

17/4/26