



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 11.02.2026.

Item No. 313.06

Extension of registration of the project under Section-6-

Promoter: Adore Buildtech LLP.

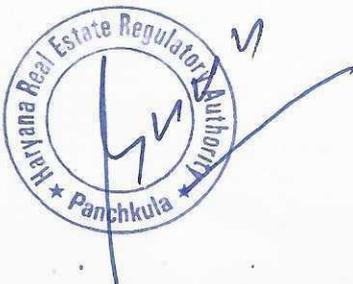
Project: "Adore Ananda" – an Affordable group Housing Colony on land measuring 6.0875 acres situated in the revenue estate of Village Chandawali, Sector 64, Tehsil & District Faridabad.

Reg. No.: HRERA-PKL-FBD-264-2021 dated 09.09.2021 valid upto 31.03.2026.

Temp ID: 932-2021.

Present: Adv. Tanya Karnwal on behalf of promoter

1. The Authority had registered the subject cited project on 09.09.2021 which was valid upto 31.03.2026.
2. The promoter vide application dated 24.12.2025 has applied for extension for one year under Section-6 of RERA Act, 2016.
3. The promoter has applied online on web portal as well as on REP-V format.
4. License no. 20 of 2021 dated 30.04.2021 is valid upto 29.04.2026.
5. The promoter has deposited ₹ 7,06,869/- as extension fee which is found to be in order.
6. As per online application filed by the promoter, development works are 68.6% complete.
7. As per Architect certificate, percentage of work completed as on 30.11.2025 is 73.25%, as per CA certificate, it is 60.33% and as per Engineer Certificate, it is 73.25%
8. Photographs of the project have also been enclosed with the application.

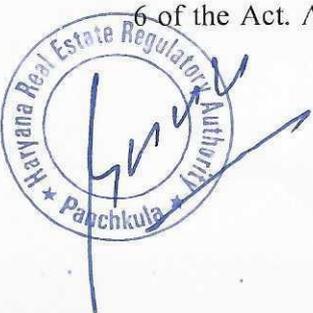


9. The promoter has applied for extension, 90 days before the expiry of validity of registration, therefore not liable to pay penalty & late fee as per resolution dated 07.08.2024.

10. Reasons for Delay:-

S. no.	Order / Period	Comments
1	2021-2022	With the registration of the project from 09.09.2021, till around March 2022, the country was facing adverse effects of Covid - 19. The concerned statutory authorities had earlier imposed a blanket ban on construction activities in Gurugram. Subsequently, the said embargo had been lifted to a limited extent. However, during the interregnum, large-scale migration of labour occurred and the availability of raw materials started becoming a major cause of concern. That even the Hon'ble Supreme Court had granted realization in all filings under Suo Moto no. 03 of 2020, for such period.
2	Order dated 27.11.2021 bearing memo F. No. A- 1 100 L8 / OL/ 2021-CAeM by Commission for Air Quality Management.	Orders were passed for stoppage of construction activities in NCR
3	Order dated 20.12.2021 bearing memo no. FA- 110018/01/2021 - CAQM/ 5281-5320 by Commission for Air Quality Management	The restrictions on construction gravely affected the construction activities
4	Revised GRAP orders were passed in NCR and Adjoining areas through F. No. DPCC/CAQM/20 22/14 57-1468 Dated 29.10.2022	The restrictions on construction gravely affected the construction activities

11. The above application was last considered by the Authority on 28.01.2026, wherein the Authority had decided that the promoter has not given any specific time period (in tabular form) for which construction was halted/ GRAP was imposed, for considering application u/s 6 of the Act. Adv. Tanya, appearing on behalf of promoter informed that exact dates of the



same shall be filed in the registry of the Authority within a span of 2-3 days. The Authority decided to adjourn the case to 11.02.2026.

12. Now, the promoter vide reply dated 08.02.2026 has submitted that they may be granted benefit of 3rd wave of covid-19 and EC for 172 days from 09.09.2021 till 28.02.2022 and benefit of GRAP for a period of 151 days and has mentioned that, to manage such fallout, while the promoter had taken more time, yet it is seeking 42 days, in total managing the return to normal of events and hence sought one year extension. A copy of order passed by Hon'ble Supreme Court in MA no 21 of 2020 under Suo Motu Complaint No. 03 of 2020 has also been submitted.

13. After considering the reply filed by the promoter and averments made by the counsel during the meeting, the Authority is of the view that benefit of 3rd wave cannot be given since there are no Govt. instructions regarding the same. The Authority therefore, decides to grant extension for a period of 151 days which shall be valid upto 29.08.2026. Certificate of extension be issued accordingly. Disposed of.



True copy

Secretary (Acting),
HRERA, Panchkula

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

[Signature]
12/3/26
STP

[Signature]
12/08

LA-Shylham
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16/3