



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 11.02.2026.

Item No. 313.10

Continuation of registration of project under 7(3) of the Act 2016.

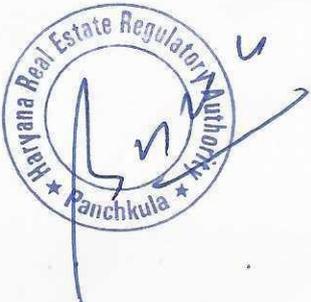
Promoter: Adore Realtech Pvt. Ltd.

Project: "Happy Homes Exclusive Phase-2" a Group Housing Colony on land measuring 2.65 acres situated in Sector 86, Faridabad.

Reg. No.: HRERA-PKL-FBD-127-2019 dated 28.06.2019 valid upto 20.09.2023. COVID extension granted upto 19.06.2024. First Extension granted upto 19.06.2025.

Temp ID: RERA-PKL-571-2019.

1. M/s Adore Realtech Pvt. Ltd. vide letter dated 18.10.2024 has applied for first extension of registration of their project "Happy Homes Exclusive Phase-2". The promoter has deposited extension fee of ₹3,18,465/-, however computation of fee has not been submitted.
2. On 04.12.2024, Authority decided to grant extension of one year under Section-6 of RERA Act, 2016. Promoter should submit computation of fee as it is a group housing colony. Certificate of extension (upto 19.06.2025) has been uploaded.
3. On 29.01.2025, Sh. Jyoti Sidana stated that computation of fee detail is being submitted today. Hence, Authority decided that computation of fee be checked by Project Section and report submitted on next date of hearing.
4. Vide reply dated 18.03.2025, promoter has provided fee calculation which works to ₹ 2,79,804/- and requested to adjust the excess amount against next extension. Also vide letter dated 20.03.2025, the Promoter has applied for Continuation of Registration u/s- 7(3) of RERA Act, 2016 upto 19.06.2026 and has paid ₹2,79,804/- as extension fee and submitted



that percentage of works executed as per Architect's, Engineer's and CA's Certificate is 91.44%. Promoter has not been granted Occupation certificate/ Part Completion/ Completion Certificate for Registered Area or part thereof. Late fee/Penalty as per resolution dated 07.08.2024 is not applicable.

5. It has been informed that Occupation Certificate for Towers 21 to 24 of the Project has been received on 30.08.2024; Occupation Certificate has been obtained for Tower T-1 to T-10 on 07.09.2018 - Project Name- Happy Homes; Occupation Certificate has been obtained for Tower T-11 to T-20 on 11.08.2023 – Project Name- Happy Homes Exclusive. Some Development work remains pending in Commercial Block under License No. 46 of 2018. Following the revision and expansion of layout, the total area stands at 11.775 acres. The Promoter is committed to complete the remaining work and intend to process the application for obtaining Completion Certificate.

6. On 09.04.2025, the Authority observed that the promoter has not paid the Auditors fee (₹ 41,300/-) and Public Notice fee (₹ 10,000/-). Auditor fee can only be exempted if Occupation Certificate of the Project has been obtained from the Department of Town and country Planning, Haryana. The promoter should intimate whether Occupation Certificate of the project has been received or not? The promoter has provided calculation of extension fee regarding his extension application dated 18.10.2024 and 20.03.2025. However, it cannot be verified until promoter provides the following information:

- a. Total no. of towers falling under the Phase-2 of the Project along with its FAR.
- b. The towers under Phase -2 for which Occupation Certificate has been granted from the Department.

After providing the above information extension fee, Late fee and penalty could be calculated as per resolution dated 07.08.2024 and 29.01.2025.

7. Vide letter dated 04.07.2025, Vakalatnama in the name of Adv. Harshit Batra, Tanya, Himani, Shikha, Arpita and authorisation to Sh. Swatantra Kesarwani has been submitted;

8. Adv. appearing on behalf of the promoter stated that 22-25 towers and commercial area falls in phase-2 of this project and they have applied for grant of Occupation Certificate for the same, therefore, audit of the project is not required.

9. On 16.07.2025, Authority directed the promoter to:

- a. Submit copy of renewal of licence;
- b. Submit auditor fee of ₹ 41,300/- and public notice fee of ₹ 10,000/-within 7 days of uploading of the orders (so that auditor can be appointed and public



notice can be issued timely) failing which this application for extension shall be returned;

c. Promoter to submit written reply to the orders of the Authority dated 09.04.2025;

10. Vide letter dated 14.07.2025, the promoter states that the present project comprises of towers no. 21-25 and commercial block. Promoter also states that Occupation Certificate for tower 21-24 has been applied and tower 25 & commercial – development work in process. Further, 91.44% work has been completed and civil construction is 98% complete, ₹2.31 cr. is receivables from the allottees and the amount required for the project is ₹63.1 lakhs for IDW works and ₹112.5 lakh for civil construction. Vide letter dated 28.07.2025, the promoter has deposited auditor fee and public notice fee under protest, however, status of renewal of license is not given and FAR has not been informed.

11. On 27.08.2025, the counsel appearing on behalf of the promoter informed that they have filed appeal No. 715 of 2025 against the orders of the Authority to conduct audit, which is yet to be listed before the Appellate Tribunal and requested to grant a long date till the appeal gets decided.

12. The Authority directed the office to get the audit conducted and issue public notice. The Authority also directs the promoter to give status of renewal of license and total FAR of the project before the next date of hearing.

13. The Auditor was appointed vide mail dated 04.11.2025 and Public Notice was issued vide letter dated 01.09.2025.

14. On the last date of hearing, i.e., 26.11.2025, Adv. Tanya submitted that an appeal has been filed and is listed for 28.11.2025. After consideration, the Authority directs the promoter to place on record the complete correspondence exchanged between the promoter and the auditor. As no stay has been granted by the Hon'ble Appellate Tribunal, the promoter is further directed to furnish the current status of the renewal of the license as well as the total FAR of the project before the next date of hearing.

15. In the explanatory note it is mentioned that Occupation Certificate for Towers 21 to 24 of the Project has been received on 30.08.2024; again on 16.07.2025, it is stated that 22-25 towers and commercial area falls in phase-2 of this project and they have applied for Occupation certificate for the same, however vide letter dated 14.07.2025, the promoter has stated that the present project comprises of towers no. 21-25 and commercial block. Promoter also states that Occupation Certificate for tower 21-24 has been applied. Promoter should provide details of towers falling under the project along with FAR of the project. After



providing this information extension fee, Late fee and penalty could be calculated as per resolution dated 07.08.2024 and 29.01.2025.

16. No reply has been received from the promoter.
17. Learned counsel, Ms. Tanya informed that stay has been granted in appeal No. 715 of 2025 against the orders of the Authority to conduct an audit by the Hon'ble Tribunal.
18. In view of above, the Authority directs the Promoter to provide a copy of the stay orders of the Hon'ble Tribunal. The promoter is also directed to provide details of each tower falling in the project along with the FAR.
19. Adjourned to 06.05.2026



True copy

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Secretary (Acting),
HRERA, Panchkula

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

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STP

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12/03

CA-KAKUL

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