



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. 313.13

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

Promoter: Vaastu Infratech Pvt Ltd.

Project: "Green Ville" Affordable Residential Plotted Colony under DDJAY on land measuring 5 acres situated in Sector-35, Karnal.

Reg. No.: HRERA-PKL-KNL-181-2019 DATED 06.12.2019 VALID UPTO 31.12.2020. Vide order dated 17.10.2022 (Item No. 188.16), a first extension was granted as a force majeure measure due to Covid-19 (as per Office Order dated 26.05.2020 and Resolution dated 02.08.2021, Item No. SPL-I). the registration was extended up to 30.09.2022.

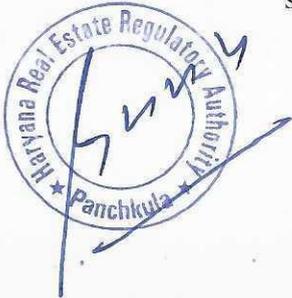
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1. Vide letter dated 26.09.2025, the promoter had applied for continuation of registration of captioned project under Section- 7(3) of the RERA Act, 2016 for the following years;

- a. 30.09.2022 to 30.09.2023
- b. 30.09.2023 to 30.09.2024
- c. 30.09.2024 to 30.09.2025

Following were submitted by the Promoter:

- a. A payment fee of ₹ 7,50,100/- as extension fee inclusive of delay fee/penalty under sub rule (2) of rule 6 to Authority's ICICI Bank Limited with reference no. RTG/SMERT252693fd5e800 dated 26.09.2025
- b. The promoter has submitted **Completion Certificate** dated 30.05.2025 in lieu of the Authenticated plan of the project showing the stage of development/construction works undertaken till date.
- c. Explanatory note regarding the state of development/ construction works in the project and reasons for not completing the development works in the project within the period declared in the declaration submitted in Form 'REP-II' at the time of making application for the registration of the project have been submitted stating therein that;



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- That the said project is **completed** in all respect and the Completion Certificate has been issued by the DTCP Office Memo No. LC-4031/JE(SB)/2025/20307.
 - That the Quarterly compliance of the said project has been updated online.
 - Furthermore, the promoter has submitted; **Service Plan Estimates** dated 17.06.2020; **Building Plan Approval** dated 12.08.2021; **Completion Certificate** dated 30.05.2025.
- d. The promoter has submitted **Completion Certificate** dated **30.05.2025** in lieu of the authenticated copy of the [permission/ approval] from the competent authority which is valid for a period which is longer than the proposed term of extension of the registration sought from the Authority.
- e. The Promoter has submitted the statement of expenditure on development works stating therein that the status of the work in regard of Internal Roads & Pavement; Water Supply; Storm Water Drainage; Sewerage; Park & Playground; Electrical & Street Lighting; Security & Firefighting are completed.
- f. The Promoter has submitted Commercial Building Drawings and revised Layout cum Demarcation plans for the project "Green Ville"

2. Calculation of Extension Fees in compliance with the resolution passed by the Authority vide item no 261.34 dated 07.08.2024.

A	Total Registration Fee applicable at the time of Application	₹1,21,605/-
B	Extens on Fee @50% of the Registration Fee	₹182,408/-
C	Late Fee (3 years)	₹1,21,605/-
D	Penalty@10% of the extension fee for delay of every additional month (36 x ₹6,080.25/-)	₹2,18,889/-
Total: B+C+D		₹ 5,22,902/-

3. The following deficiencies were observed and conveyed to the promoter in the meeting dated 26.11.2026 vide item no.305.14;

- a. The promoter has submitted the Quarterly Progress Report upto 30-Sep-2023 only. The promoter be directed to furnish the Quarterly Progress Report from 30-Sep-2023 till the procurement of the Completion certificate dated 30.05.2025.

4. It is pertinent to observe that the QPRs have been uploaded till 30.06.2025.

5. The Authority after consideration decides to grant extension to the promoter till the date of grant of completion certificate, i.e., 30.05.2025. The Authority directs the office to upload the completion certificate on the website of the Authority.

6. 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.

CA-Kukul

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