



**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 08.04.2026.

**Item No. 318.12**

**Extension of registration of project under Section 6.**

**Promoter:** Ridgcraft Homes Pvt. Ltd.

**Project:** "BPTP District 2" an affordable residential plotted Colony under DDJAY on land measuring 7.452 acres (excluding commercial of 0.31 acres) situated in Sector 86, Faridabad.

**Reg. No.:** HRERA-PKL-FBD-150-2019 dated 16.09.2019 valid upto 29.07.2024.

1. M/s Ridgcraft Homes Pvt. Ltd., vide letter dated 04.12.2025, has applied for extension of registration of their project "BPTP District 2".
2. That in the meeting held on 20.01.2020, the Authority, vide Item No. 82.13, resolved to change the name of the project from "BPTP Nest 86-A" to "BPTP District 2".
3. The following have been submitted by the promoter:
  1. The promoter has submitted an extension fee of ₹ 3,14,137/- vide Demand Draft No. 057705 in favour of "Haryana Real Estate Authority, Panchkula".

Particulars	Percentage
Percentage of works completed at the time of last extension	100%
Percentage of Development Works executed as per Architect's Certificate till date	100%
Percentage of Development Works executed as per Engineer's Certificate till date	100%
Percentage of Development Works executed as per CA's Certificate till date	94%



4. The promoter has submitted the renewal of Licence No. 81 of 2019 dated 30.07.2019 granted by the Directorate of Town & Country Planning, Haryana which is renewed till 29.07.2026.
5. The promoter has applied for Completion Certificate (CC) in the office of Director, Town & Country Planning, Haryana, vide letter dated 02.04.2024. Wherein it has been stated that the services in the area are operational/functional.
6. Promoter has also submitted an affidavit stating that no sale or booking has been made after the expiry of the RERA registration of the project which was valid till 29.04.2025.
7. Promoter has submitted Architect Certificate, CA Certificate and Engineer Certificate.
8. The explanatory note regarding delay in the project has been submitted by the promoter which is as under:

*"We wish to humbly submit that due in the wake of second wave of COVID 19 pandemic and its outbreak in India, and the continuous nationwide lockdown, there has been absolutely no business and commercial activities in this sector.*

*As a matter of fact, the entire real estate industry has come to a grinding halt causing further financial losses and damages to the already dying real estate sector in the Delhi-NCR region. It is submitted that the real estate sector as a whole is the worst affected business activity due to COVID 19 pandemic.*

*It is humbly submitted that the Section 6 of RERA, 2016 provides for 'extension of registration of real estate project' on account of 'force majeure', which includes any calamity caused by nature affecting the regular development of the real estate projects. It is quite evident that current pandemic caused by nature is adversely affecting regular development of real estate projects.*

*It may also be noted that the reverse migration of labourers to their native places and break in supply chain of construction material have adversely impacted the construction activities of real estate projects across the Country Hence, it attracts invoking the provision of 'force majeure'.*

*It is further submitted that the construction was also halted on numerous occasions in compliance to the directions of Commission for Air Quality Management by virtue of increased air pollution, the dates and events are as follows:*

*Year 2021-14.11.2021 to 20.12.2021*

*Year 2022-29.10.2022 to 14.11.2022*

*Year 2022-30.12.2022 to 04.01.2023*

*Year 2023-06.01.2023 to 15.01.2023*

*Year 2023-02.11.-2023 to 28.11.2023*

*Year 2023-22.12.2023 to 01.01.2024*

*Year 2024-14.01.2024 to 18.01.2024*

*Year 2024-14.11.2024 to 05.12.2024*

*Year 2024-16.12.2024 to 27.12.2024*

*Year 2025-15.01.2025 to 03.02.2025*

*It is evident that the construction of the Project had to be stopped due to the unavoidable circumstances beyond the control of the Company. Hence, in light of the submission made above, we most humbly request the Hon'ble HRERA Authority to*



kindly extend the RERA registration validity of the project for the larger interest of the project.”

9. On 28.01.2026, the Authority directed the Promoter to submit the following atleast one week before the next date of hearing:
- The Promoter has not provided any details on fee computation.
  - Engineer Certificate, Architect Certificate & CA Certificate are not submitted in original.
  - Notification/orders of issuance and revocation of GRAP period be attached & the exact details of GRAP period be submitted in tabular form.
  - Latest photographs of the project not submitted.
  - Promoter should submit the status of commercial area of 0.31 acres.
  - An affidavit stating that no sale or booking has been made after the expiry of the RERA registration of the project which was valid till 29.07.2024, as the extension for the period of 9 months (Covid) has not been issued by the Authority.
  - Promoter should submit a comprehensive statement detailing the specific periods (in days/months) during which GRAP restrictions were in force, for which the promoter is seeking exemption.
  - The promoter submitted that the RERA registration certificate of the said project was valid till 29.07.2024 + 9 months of COVID-19 extension i.e. till 29.04.2025. However, upon perusal of the same, no such COVID extension has been issued by the Authority. Promoter should explain the same.
10. No reply has been received till date.
11. Today, the Authority observes that the promoter has not complied with the above mentioned observations. Therefore, the Authority decided to return the application under Section – 6 of RERA Act, 2016. Since, the registration is not valid as on date, the Promoter is directed not to book, market, advertise and sell any unsold inventory in the project. Any non-compliance of this order shall entail penalty as per relevant provision of RERA Act, 2016.

12. **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.

STP on leave

  
4/5/26  
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