



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 08.04.2026.**

**Item No. 318.15**

**Continuation of registration under Section 7(3) of the RERA Act, 2016.**

**Promoter: Creative Buildwell Private Limited.**

**Project: "Tulip City" – an affordable Residential plotted Colony under DDJAY on land measuring 10.006 acres situated in Sector-17, Sonipat.**

**Reg. No.: HRERA-PKL-SNP-230-2021 dated 12.02.2021 valid upto 25.10.2025.**

**Temp ID: 880-2020.**

**Present: Adv. Vaibhav Lalit on behalf of promoter.**

1. On 12.02.2021, the Authority registered the above said real estate project.
2. The Promoter vide letter dated 15.10.2025 had applied for further extension for one-year along with extension fee for ₹ 10,100/-. The promoter has informed that they are in process of filing the renewal application on HRERA online portal. However, the portal has remained non-functional for several days. The promoter has informed that screenshot is enclosed, however, no such screen shot is enclosed with the application.
3. Vide letter dated 29.10.2025, the promoter was informed that the extension has neither been applied on proforma REP-V format nor on the web portal and hence he needs to apply for continuation of registration u/s 7(3) of the Act.
4. Thereafter, vide letter dated 09.12.2025, the promoter has submitted copy of completion certificate granted by DTCP, Haryana on 05.12.2025. However, since registration was valid upto 25.10.2025, the promoter needs to apply for registration of gap period upto the



date of completion certificate i.e., 05.12.2025. QPRs of the project also needs to be filed upto the last quarter of 2025.

5. On 24.12.2025, Sh. Vitthal Mittal, Director of the company submitted that they have applied for the gap period extension online on 27.11.2025, however, the Authority observed that the promoter has still not submitted the hard copy of application of extension under section 7(3) of the Act. The Authority, after consideration, decided to return the application with a liberty to file afresh after deduction of 5% administrative charges, till then the promoter shall not book/sell any plots of the said project.

6. Thereafter, the promoter vide letters dated 29.12.2025 and 30.01.2026 had again applied for extension of registration under Section 6 of the Act, which could not be considered and the promoter was directed to apply u/s 7(3) of the RERD Act.

7. Now, vide letter dated 09.02.2025, the promoter has submitted that that due to an inadvertent clerical and procedural error, an application dated 29.01.2026 was mistakenly filed on the HRERA portal seeking extension under Section 6 of the Act. The hard copy of the same was also submitted on 30.01.2026. Therefore, the promoter prayed to permit the withdrawal of the said Application, with liberty to file a fresh application under Section 7(3) of the Act, as applicable, and to open the portal for filing afresh application for extension under Section 7(3) of the Act.

8. On the last date of hearing i.e., 25.02.2026, Sh. Vitthal Mittal, Director submitted that they have applied for the gap period extension online on 27.11.2025, however, the Authority observed that the promoter has still not submitted the hard copy of application of extension of the project under section 7(3) of the Act. The Authority, after consideration, decided to return the application with a liberty to file afresh after deduction of 5% administrative charges. Till then the promoter shall not book/sell any plots of the said project.

9. Now, the promoter vide letter dated 27.03.2026 has applied for continuation of registration under Section 7(3) for the gap period from the date of validity of registration i.e., 25.10.2025 upto the grant of CC i.e., 05.12.2025.

10. The application submitted by the promoter has been examined and following shortcomings have been noticed: -

- a. Extension fee of the project works out to ₹ 2,30,960/- and the promoter is liable to pay Late fee of ₹ 4,61,921/- and penalty of ₹ 1,15,480/- as per resolution dated 07.08.2024. Further since the applications have been returned twice therefore, the promoter is liable to pay 5% fee (for returning the file twice) as processing charges amounting to ₹ 23096/-. Therefore, the fee of Rs 50,500 (paid on



05.02.2026), Rs 10,000 (paid on 29.01.2026) and 10,000/- (paid on 11.10.2025) already paid by the promoter is deficit by ₹ 7,60,956/-  
b. Copy of renewed license upto the date of grant of CC be submitted.

11. Today, Adv. Vaibhav Lalit appearing on behalf of promoter informed that they are depositing the deficit fee of ₹ 7,60,956/- (deposited vide reference no. RERA-PKLP1775636502 dated 08.04.2026 and informed that since they have been granted completion certificate from DTCP, Haryana therefore copy of renewed license has not been received by them.

12. After consideration, the Authority decides that registration certificate shall remain in force under Section 7 (3) of the RERD Act, 2016 for the purpose of development of the project upto the date of completion certificate i.e., 05.12.2025. Copy of completion certificate be also uploaded on the web portal. Disposed of.



True copy

*[Signature]*  
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

*[Signature]*  
4/5/26  
STP

LA SHYBHAM,  
*[Signature]*  
4/5