



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 22.04.2026.

Item No. 319.08

Application for extension of project under Section 6 of the RERA Act, 2016

Promoter: S & M Developers

Project: "The Palm Drive" an Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 5.375 acres situated in the revenue estate of Village Tohana, Sector-6, Tohana, District Fatehabad.

Reg. No.: HRERA-PKL-FTB-389-2022 dated 28.12.2022 valid upto 30/11/2025.

1. Vide letters dated 25.03.2026, the promoter had applied for first extension of registration of captioned project under Section 6 of the RERA Act, 2016 upto 24.05.2027 on REP-V along with a fee of Rs 56,000/-.
2. Percentage of work completed 100 % as per CA Certificate, Architect Certificate and Engineer Certificate.
3. QPRs filed upto 31.12.2025.
4. The Promoter has not applied for CC of the project as the promoter opted the policy framed by the Department of Town & Country Planning (DTCP), Haryana whereby the promoter undertook to construct the community site earmarked for the Primary School at its own cost.
5. That the Building Plan for the Primary School has been submitted before the concerned STP Office and the same is presently under consideration for approval.
6. That upon approval of the Building plan, the promoter shall complete construction of the Primary School building and after obtaining Occupation Certificate (OC) of the said building, shall immediately apply for Financial Completion of the entire project.
7. No Plot/unit has been sold after expiry of the project registration dated 30.11.2025.



8. Reasons for non-completion of the project

That the above – mentioned project was duly registered with the Haryana Real Estate Regulatory Authority, Panchkula and the registration expired on 30.11.2025.

a. Status of Development works

1. That the promoter has completed the internal development works of the project in accordance with the approved Service Plan Estimates and layout approvals granted by the competent authority.
2. That infrastructure including internal roads, services and allied development works have been executed as per sanctioned plans.

b. Reason for Non-Application of Completion certificate

1. The promoter opted the policy framed by the Department of Town & Country Planning (DTCP), Haryana, whereby the promoter undertook to construct the Community Site earmarked for Primary School at its own cost.
2. Necessary permission for construction of the Primary School has already been granted by DTCP and the Zoning Plan stands approved.
3. The Building Plan for the Primary School has been duly submitted before the concerned STP Office and is presently under consideration for approval.
4. Since the construction of the Primary School building is part of the sanctioned layout obligations, the promoter shall be in a position to apply for final Completion certificate only after:
 - Approval of the Building Plan
 - Completion of the School Building
 - Obtaining Occupation Certificate(OC) of the said building

c. Compliance Undertaking

1. No Plot/unit has been sold after expiry of the registration dated 30.11.2025
2. The extension is sought for the purpose of completing the statutory obligation relating to the Community Site.
3. There is no default in execution of internal development works.
4. The promoter undertakes to complete the remaining obligation and apply for completion certificate immediately upon completion of the Primary School Building and receipt of occupation certificate.

9. FEE CALCULATION

Registration Fee	= ₹ 1,12,000
Extension Fee	= <i>half of registration fee</i> = ₹ 56,000
Late fee	= one registration fee as late fee = ₹ 1,12,000 (applied after expiry of the registration)
Penalty <i>month or part</i>	= <i>10% of the extension fee for delay of every additional</i> = 10% of ₹ 56,000 x 4 (Months)



= ₹22400

10. **Documents Submitted**
- Online application form.
 - Undertaking that no loan liabilities are pending against the project.
 - Engineers Certificate.
 - Architect Certificate
 - CA certificate
 - Rep-V
 - Photographs
 - Form 'REP-II' (Date of Completion – 31/12/2025)
 - Reasons for non-completion.
 - Details of Extension fee.
 - Demarcation Cum Zoning Plan
 - NOC from forest Department
 - NOC from Haryana State Pollution Control Board
 - Affidavit cum Declaration
 - Approval of service plan estimates
 - Approval of zoning plan.

11. The application has been examined and the following deficiencies have been observed:

- CA Certificate showing percentage of work completed is not in original
- Architect Certificate showing percentage of work completed is not in original.
- Engineers Certificate showing percentage of work completed is not in original.
- REP-V is not as per format prescribed in the RERA Act, 2016 .
- No force majeure reasons found.
- Complete set of service plan estimates not submitted.
- Late fee of ₹ 1,12,000 and penalty of ₹22400 not deposited

12. Today, the Authority after consideration decided to reject the present application for extension of the project U/s 6 of Real Estate Regulation and Development Act 2017 as there are no force majeure reasons found, with a liberty to file a fresh application for continuation of registration as per relevant provision of RERA Act, 2016 and the Rules and Regulation made thereunder of the Act after deduction of 5 percent administrative charges.

13. **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.

LA Shelly
Shelly
12/05/26

~~STP~~
11/5/26
STP (away)