



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 01.04.2026.

Item No. 317.44

Continuation of registration for 4th year u/s 7(3) of the Act.

Promoter: Aarcity Builders Pvt. Ltd.

Project: "Regency Park" – group housing Colony of area measuring 8.181 acres situated in village Satrod Khurd, Sector-11 A & 17, Hisar.

Reg. No.: 295 of 2017 dated 13.10.2017, valid up to 31.12.2021. Extension granted upto 30.09.2025.

Temp ID: 841 of 2020.

Present: Adv. Tarun Ranga on behalf of the Promoter.

1. Vide letter dated 20.03.2026, the promoter had applied for continuation of registration of captioned project under Section- 7(3) of the RERA Act, 2016 for 2 year. The following was submitted by the Promoter:

1. That the Applicant Company is the promoter and developer of the residential group housing project "Regency Park" situated at Village Satrod Khurd, Sector-11A & 17, Hisar, Haryana.
2. That the said project was originally registered with the Hon'ble Authority vide Registration Certificate No. 295 of 2017 dated 13.10.2017.
3. That the Hon'ble Authority had previously granted continuation/extension of registration which was valid up to 30.09.2025, as per the resolution of the Authority dated 29.01.2025.
4. That prior to the expiry of the said period, the Applicant Company duly filed an application seeking further extension on 10.07.2025 vide Dak ID No. 44752, along with all requisite fee, documents and the prescribed extension fee in Form REP-V.
5. That the Applicant Company had also deposited the prescribed extension fee through Demand Draft No. 025572 dated 08.07.2025 drawn on IDBI Bank for ₹2,16,530/- in favour of "Haryana Real Estate Regulatory Authority.



6. That upon submission of the said application, the office of the Hon'ble Authority advised the Applicant Company through its counsel to also submit the application through the online portal of HRERA.
7. That in compliance with the directions of the Authority, the Applicant Company engaged a third-party agency to complete the online submission process.
8. That during the online submission process certain observations were raised regarding filing under an incorrect section, to which the Applicant Company submitted a detailed reply in the last week of August 2025.
9. That the Hon'ble Authority thereafter issued communication dated 03.02.2026 stating that there were no force majeure circumstances and directing the Applicant Company to either apply under Section 6 with proper justification or seek continuation of registration under Section 7(3) & explained the reasons behind the delay & same has been replied by the Applicant on 23.02.2026.
10. That now the present application for extension u/s 7(3) of RERA Act. 2016 & reply to the notice is being submitting by the Applicant Company with the explanatory note & other documents details of which are hereunder;

EXPLANATORY NOTE / REASONS FOR EXTENSION

a. Substantial Completion of Infrastructure;

The Applicant Company respectfully submits that substantial development work of the project has already been completed including:

- Internal roads
- Storm water drainage network
- Rain water harvesting system
- Sewerage network
- STP
- Fire-fighting systems and fire control provisions
- Permanent electrical connection
- Water supply connections
- Other essential common services necessary for the functioning of the project.

Thus, the basic and essential infrastructure of the project stands completed, and only balance construction in certain towers remains to be completed in a phased manner.

b. Status of Allottees and Possession

The project is a genuine end-user residential development and the Applicant Company has made substantial progress in construction and delivery of possession to the allottees.

Upon completion of construction and obtaining the requisite approvals, possession of 212 flats has already been delivered in Towers B, D and G. In addition, 35 villas have been handed over to the respective allottees after receipt of the Occupation Certificate for the villa units.

Further, 106 flats in Tower A are presently in the process of handover, where internal finishing works and related formalities are underway. Out of these 106 units, 27



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allottees have already taken physical possession for limited fit-out purposes in order to commence their interior works, while the remaining allottees are in the process of completing the required formalities for possession. The Applicant Company shall shortly be applying for the Occupation Certificate for the said tower.

Accordingly, possession has either been delivered or is presently in the process of being handed over to approximately 353 allottees in the project.

At present, only around 20 allottees remain without final resolution, as their allotted units fall in Towers C-1, C-2 and E, which are presently under dispute with certain landowners. The Applicant Company had, from time to time, offered such allottees the option of shifting to alternative available units within the project, however the said offers were not accepted by them. The Applicant Company is presently in dialogue with these allottees to amicably resolve the matter either by granting refund along with applicable interest or by providing accommodation if they are willing to await resolution of the said dispute.

Thus, only a small number of approximately 20 allottees presently remain pending resolution, and the Applicant Company assures the Hon'ble Authority that the same shall also be resolved at the earliest.

Further, approximately 283+ units in the project presently remain unsold, for which the Applicant Company seeks renewal of the project license/registration so as to enable completion and monetization of the remaining inventory.

c. Unsold Inventory and Market Conditions

The project is situated in a medium potential residential zone, where the prevailing buyer preference is largely inclined towards independent houses and low-density residential formats rather than apartment units. Due to this market characteristic, the sale of apartment inventory in the project has progressed at a relatively moderate pace.

As on date, approximately 283+ units remain unsold, which has consequently impacted the project cash flows required for simultaneous completion of the remaining towers.

It is submitted that real estate construction is primarily financed through receivables generated from sold units. In circumstances where a considerable portion of the project inventory remains unsold, it becomes commercially and practically difficult to undertake completion of all remaining towers simultaneously due to the substantial financial outlay required towards procurement of construction materials, contractor mobilization and labour deployment.

d. Justification for Extension;

In view of the above circumstances, it is respectfully submitted that the Applicant Company has already delivered possession to a substantial number of allottees and continues to make sincere efforts towards completion of the remaining development. The present request for renewal/extension is primarily necessitated due to the unsold inventory, market absorption conditions and the limited number of units pending resolution due to land-related disputes.



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The Applicant Company remains fully committed to completing the remaining development and resolving the pending allottee matters in a fair and transparent manner. Grant of the requested renewal/extension would enable the Applicant Company to complete the remaining construction, monetize the unsold inventory and ensure orderly completion of the project in the interest of all stakeholders.

The Applicant Company therefore humbly requests the Hon'ble Authority to kindly grant renewal/extension of the project license/registration, in order to facilitate completion of the remaining development works.

e. Phased Completion Strategy;

In order to ensure continuous progress and timely delivery to existing allottees, the Applicant Company has adopted a tower-wise / phase-wise completion strategy, wherein resources are deployed systematically to complete towers where substantial allotments exist.

This approach ensures that construction activity remains active, funds are utilized responsibly, and possession can be offered progressively rather than keeping the entire project delayed due to shortage of funds for simultaneous execution.

f. Completion as per Resolution Plan;

The Applicant Company respectfully submits that the project is being executed strictly in accordance with the resolution plan submitted before the Hon'ble Authority vide Diary No. DAK id 39491, dt. 07.01.2025.

The Applicant Company has been complying with the directions issued by the Hon'ble Authority from time to time and has been making continuous efforts to complete the project and deliver possession to the allottees.

g. DTCP License Renewal;

It is further submitted that the Directorate of Town and Country Planning (DTCP), Haryana has also considered the circumstances of the project and has renewed the development license for a further period of three years, valid up to December 2027.

The said renewal by the planning authority reflects that the competent authority has permitted continuation of the project development.

h. PAYMENT OF EXTENSION FEES

The validity of the registration was ended on 30.09.2025 & The Applicant Company has deposited the prescribed extension fee of ₹ 2,16,530/- with requisite documents for one year renewal of registration upto September 2026 within time on 10.07.2025. the details of the payment;

Demand Draft No.: 025572

Date: with the extension application dated 10.07.2025.

Amount: ₹. 2,16,530/-

Drawn on: IDBI, Bank

In favour of: Haryana Real Estate Regulatory Authority

Now by the notice dated 16.03.2026, the Ld. Authority has decided to adjust the above mentioned paid amount after deduction of 5% (**Actual Adjustable amount is ₹ 2,05,703/-**) with this application in relation to extension fee; so the revised calculation of the applicaton under section 7 (3) of RERA Act. 2016 are hereunder;



Calculation Details it is submitted that the Total FAR of the project is 82667.524 Sq. Mts. (Residential) and 236.39 Sq. Mts. (Commercial) out of which we have obtained Occupation Certificate for Low Story Flats (Type I and II) on 29.10.2018 having n FAR of 8545.95 Sq. Mts. And we have also obtained Occupancy Certificate for Tower B, D & G on 21.06.2023, having n FAR of 24629.085 Sq. Mts. Therefore, the calculation of extension fee has been done as under:

- Total FAR 82667.524
- LESS OC Received Area 33175.035
- **Area without O.C. 49257 Sq. Mts. x ₹ 8.75/2 = ₹2,15,500/-**
- OC Area Fees = ₹14,515/-
- Commercial Area – 237 x 17.5/2 = ₹2,074/-.

Grand total of all three mentioned above are ₹ 2,32,089/- and out of this an amount of ₹2,05,703/- is adjustable from our last application payment, **thus the Balance payable is ₹ 26,386/- (Twenty-Six Thousands, Three Hundred, Eighty-Six Only).**

The Appellant is paying the said balance payable amount of ₹ 26,386/- by way of demand draft details of the same are hereunder;

Demand Draft No.: 000009

Date: 17.03.2026.

Amount: ₹ 26,400/-

Drawn on: IDBI, Bank

In favour of: Haryana Real Estate Regulatory Authority, Panchkula.

11. That in view of the progress already achieved in the project, the substantial number of allottees to whom possession has already been delivered or is in the process of being handed over, and the circumstances explained hereinabove relating to unsold inventory and pending land-related disputes, the Applicant Company respectfully requests the Hon'ble Authority to kindly grant extension/renewal of the project license/registration for a period of two years at one time, in the interest of orderly completion of the remaining development works.

It is submitted that grant of a two-year extension would enable the Applicant Company to effectively plan and execute the remaining construction activities, resolve the limited number of pending allottee matters, and monetize the remaining unsold inventory in a structured manner, thereby ensuring completion of the project in a financially viable and sustainable manner, which is ultimately in the interest of the existing allottees as well as the Authority.

The Applicant Company further submits that the requisite renewal/extension fee shall be deposited before the competent authority, subject to permission of the Hon'ble Court, and the Applicant Company undertakes to comply with all conditions that may be imposed by the Authority while granting the said extension.



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The Applicant Company therefore humbly prays that the Hon'ble Authority may be pleased to grant extension of the project license/registration for a period of two years to enable completion of the remaining development works.

In view of the facts and circumstances stated above, it is most respectfully prayed that this Hon'ble Authority may kindly:

- a) Consider the present application under section 7 (3) of RERA Act 2016, and grant Extension of the Registration;
- b) Grant extension of the registration of the project "Regency Park" for a further period of two (2) years upto September 2027, under Section 7(3) of the Real Estate (Regulation and Development) Act, 2016;
- c) Take into consideration of the above mentioned facts and issued extension of the registration on urgent basis.

Particulars	Percentage
Percentage of works completed at the time of last extension	53.80%
Percentage of Development Works executed as per Architect's Certificate	61.66%
Percentage of Development Works executed as per Engineer's Certificate	61.66%
Percentage of Development Works executed as per CA's Certificate	61.66%
Auditor Fee (₹41,300/-) Payment Details	Not Paid
Public Notice Fee (₹10,000/-) Payment Details	Not Paid

- d) QPRs uploaded upto 31.12.2025.
- e) Architect Certificate showing percentage of work completed as 100%.
- f) A copy of renewal of licence No. 262 of 2007, which is renewed upto 30.11.2027.
- g) CA Certificate showing percentage of completion of infrastructure work on project till 31.12.2025 as 61.66%.
- h) Engineer Certificate showing percentage of work done as 100%.
- i) Form REP-V.
- j) Photographs of the project.

Fee Calculation for 1 year

Total FAR- 82667.524

Less OC Received Area- 33175.035

Area without OC- 49257 Sq Mts x ₹ 8.75/2 = ₹ 2,15,500

OC Area Fees = 10% of 33175.035 x 8.75/2 = 14,515/-



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Commercial Area= 237sq mts x 17.5/2 = ₹ 2,074/-

Total Extension Fee= ₹ 2,32,089/-

Late Fee = One Registration Fee (₹ 7,24,488)

Penalty = 10% of ₹ 2,32,089/- x 6
= ₹ 1,39,254

Fee Deposited= 2,42,930

The present application has been examined, and the following shortcoming has been noticed: -

- i. Promoter not submitted an affidavit stating that no unit has been sold/booked after lapse of RERA Registration.
- ii. Percentage of work certified by Architect and the promoter certificate does not match.
- iii. Percentage of work certified by Engineer and the promoter certificate does not match.
- iv. Extension is sought for 2 year however extension fee is give of 1 year only.
- v. Late fee of ₹ ₹7,24,488/- and penalty of ₹1,39,254/-
- vi. Auditor fee and Public notice fee not submitted. (The last Audit report was received on 11.05.2024 on the basis of which extension upto 30.09.2025 was granted).

2. Today, Advocate Tarun Ranga appeared on behalf of the promoter and submitted the following additional documents:

- i. Engineer's Certificate certifying the percentage of work completed;
- ii. Architect's Certificate certifying the percentage of work completed;
- iii. An affidavit disclosing loan/financial liabilities, project status, dues from allottees, construction and delivery timelines, and details of third-party rights created.

Adv. Tarun Ranga further submitted that they had applied for extension u/s- 6 on 10.07.2025. The said application was returned on 16.03.2026. The promoter has applied for the continuation of registration u.s 7(3) on 20.03.2026. He requested that since the application u/s-6 was rejected after 8 months and the promoter could not apply for continuation of registration u/s- 7(3) unless the application u/s- 6 is rejected. Therefore, no late fee and penalty is being imposed as the delay was not caused due to any default on part



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of the promoter. Further he also requested waiver of the Auditor fee and public notice fee on the ground that the last audit was conducted in the year 2024.

The Authority, after due consideration, allows the request of the Ld. Counsel. Accordingly, continuation of registration for the 4th year is granted under Section 7(3) of the Act up to 30.09.2026. The office is directed to issue the certificate accordingly.

3. 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.

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