



**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. 317.12**

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

**Promoter: HOUSING BOARD HARYANA.**

**Project: CONST. OF 756 NOS. EWS FLATS SEC-5, HANSI.**

**Reg. No.: HRERA-PKL-HSR-580-2024 dated 03.05.2024 valid upto 31.05.2025.**

**Temp ID: 1244-2023.**

**Present: Ravinder Kharab on behalf of the promoter.**

1. Vide letters dated 21.02.2025, the promoter had applied for first extension of registration of captioned project under Section 6 of the RERA Act, 2016 upto 31.05.2026 on REP-V along with a fee of ₹1,19,064/- (which was found to be in order). The promoter had not submitted the following :

- a. Photographs of the project.
- b. CA , Engineer and Architect certificates showing the latest development works
- c. Copies of approved Service plans/ Estimates and NOC from environment.
- d. Status of approval of building plans of commercial site measuring 0.122 acres.
- e. Whether OC/CC applied or not.
- f. Online QPRs have not been filed.

2. On 13.08.2025, neither anyone appeared nor any reply filed. The Authority after consideration decided to return the application u/s 6 and directed the promoter to file afresh application under section 7(3).



3. Vide letter dated 30.10.2025, the promoter had filed online application u/s 7(3) of the Act mentioning that 79.50% of the work have been completed.
4. QPRs filed upto 30.09.2025.
5. OC/CC not applied as project is not completed.
6. Reasons for non-completion of the project
- Due to harvesting period labours went in the field for cutting which resulted in shortage of labour.
  - Work was disturbed for 1 month due to jat Andolan. At that time raw material did not reach on site properly. The agency will face the same problem now days also.the work suffered during the Rampal arrest also.
  - From the beginning of the work the supply of Reta and crusher was too short due to Govt. stayed on mining in the state. Last 6 to 7 months it was opened. Between that time the work was disturbed.
  - In the raining time work was also affected because of slum area at that time work was not execute. Totally working was disturbed either brick or plaster work or any kind of work.
  - Due to corona virus disease work was not in progress.
  - Due to Covid-19 affected his family.
  - Not sufficient labour available due to Covid-19.
  - Due to facing the family issues/circumstances of the agency i.e. caused of Covid 19 as well as cancer affected 2 family members loss their lives.

7. **FEE CALCULATION**

**Registration Fee** = ₹ 2,38,127.05

**Extension Fee** = *half of registration fee*  
= ₹ 1,19,063.5

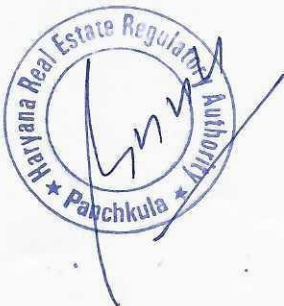
**Late fee** = *equivalent to registration fee ( application for extension made after the last date of validity of registration)*

= ₹ 2,38,127.05

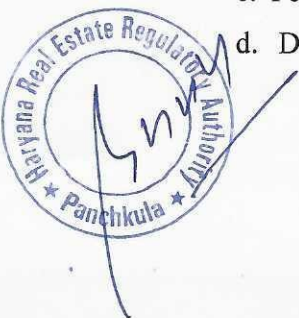
**Penalty** = *10% of the extension fee for delay of every additional month or part thereof*

= 10% of ₹ 1,19,063.5 x 5 ( Months)

= ₹59531.75



8. **Documents Submitted**
- a. Online application form.
  - b. Undertaking that no loan liabilities are pending against the project.
  - c. Engineers Certificate.
  - d. In respect of environment clearance certificate undertaking that the NOC from environment is not required in respect of the project. The land is taken over from HSVP Department.
  - e. Possession certificate.
  - f. Photographs
  - g. Form 'REP-II' ( Date of Completion – 31/12/2025)
  - h. Affidavit cum Declaration of the Executive Engineer, Housing Board Haryana Rohtak stating that the promoter has not sold any plot/unit in project while the sale was banned.
  - i. Reasons for non-completion.
  - j. Details of Extension fee.
  - k. Reason of force majeure.
  - l. Layout plan
9. The application has been examined and following deficiencies have been observed:
- a. CA Certificate showing percentage of work completed not submitted.
  - b. Architect Certificate showing percentage of work completed not submitted.
  - c. Fee for issuance of public notice and auditor appointment has not been deposited.  
The Auditor and public notice will be issued thereafter.
  - d. Late fee of ₹2,38,127.05/- and penalty of ₹59,532/- not deposited.
  - e. Extension fee deficit by ₹5953/- after deduction of 5 % administrative charges.
10. On 14.01.2026, the Authority after consideration directed the promoter to comply with the deficiencies mentioned above before the next date of hearing.
11. Vide reply dated 05.03.2026, the promoter has deposited ₹2,97,659/- as late fee and penalty via Cheque bearing no. 540220 dated 02-03-2026. However the promoter has still no submitted the following:
- a. CA Certificate showing percentage of work completed not submitted.
  - b. Architect Certificate showing percentage of work completed not submitted.
  - c. Fee for issuance of public notice and auditor appointment has not been deposited
  - d. Deficit Extension fee of ₹5953/- after deduction of 5 % administrative charges.



12. Today. Ravinder Kharab (J.E.), Housing Board Haryana appeared on behalf of the promoter and submitted that a sum of ₹2,97,659/- towards late fee and penalty has been deposited vide cheque bearing No. 540220 dated 02.03.2026. He further submitted that the CA certificate and Architect certificate indicating the percentage of work completed have been furnished vide letter dated 24.03.2026. He also requested waiver of the Auditor's Fee and Public Notice Fee. The Authority has perused the reply dated 24.02.2026 and observes that the percentage of work completed as certified by the CA and the Architect does not match the percentage reported by the promoter and is, therefore, not in order. The promoter is directed to deposit the said fees and corrected certificates of CA and Architect before the next date of hearing.

13. Adjourned to 10.06.2026

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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