



**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 01.04.2026.**

**Item No. 317.11**

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

**Promoter: Shree Energy Developers Pvt. Ltd.**

**Project: "Galleria High Street", a commercial colony on land measuring 3.077 acres situated in Sector 82, Faridabad, Haryana.**

**Reg. No.: HRERA-PKL-FBD-217-2020 dated 19.10.2020 valid upto 10.09.2024. Covid extension granted upto 10.12.2024. Extension u/S-6 of RERA Act, 2016 granted upto 10.12.2025.**

**Temp ID: 830-2020.**

1. Vide letter dated 04.12.2025, the promoter has applied for continuation of registration under Section 7(3) of the RERA Act, 2016. The period for which continuation of registration is sought has not been informed. Following has been submitted by the Promoter:

- a. License No. 108 of 2019 dated 11.09.2019 renewed upto 10.09.2026.
- b. Extension fee of ₹ 3,81,450/- which is in order.
- c. Auditor fee and public notice fee amounting to ₹ 51,300/- which is in order.
- d. Percentage of works completed at the time of last extension 52.9%.
- e. Percentage of development works as per C.A., Architect and Engineer Certificate is 58.3%.
- f. No Occupation Certificate/Completion certificate has been granted for the registered area of part thereof.
- g. QPRs have been filed upto 31.12.2025.
- h. Annexure-2 mentions that 58 days were affected due to Grap-III and Grap-IV (Copy of Orders enclosed with the application), Disruption in Material Supply & RMC Availability, there was labour shortage and workforce constraints owing to delay, revision of building plan was pending with the Department of Town & Country Planning, Haryana. Requests to grant extension under Section-6 of RERA Act, 2016.
- i. Environment Clearance Certificate dated 03.09.2020.
- j. Photographs of the Project.



k. C.A., Engineer Certificate and Architect Certificate showing percentage of development works completed as 58.3%.

2. Calculation of Extension fee:

FAR of the Project = 21,629.188 Sqm  
Registration fee = 21,629.188 x 35 = ₹ 757021.58  
Extension fee = 50% of Registration fee = ₹ 3,78,510.79/-  
The promoter has deposited ₹ 3,81,450/-.  
Therefore, it is in order.

3. Vide letter dated 12.12.2025, M/s A. Kumar Verma & Co. were appointed to conduct audit of the project. Public Notice inviting objections from general public and association of allottees was also published in Indian Express and Dainik Bhaskar on 12.12.2025. No objections have been received till date.

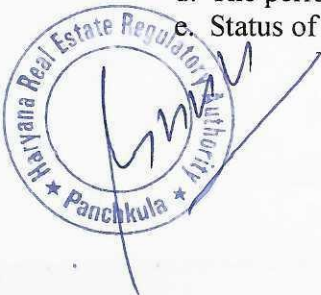
4. Vide letter dated 11.02.2026, M/s A. Kumar Verma & Co. has submitted the Audit Report along with photographs of the project and following has been observed by the Auditor:

- a. Amounts collected by the promoter have been deposited in the designated Escrow Account opened in ICICI Bank Ltd. (Sector-79).
- b. All receipts issued for the amount received in the escrow account of the project have been verified.
- c. Promoter has complied with the provisions of Section-4(2)(l)(D) of the RERA Act,2016 and the withdrawals are in proportion.
- d. Site Visit conducted on 29.01.2026. Auditor has provided details of 4 Floors wherein 100% Structure have been completed of Floor I, II, III and 70% structure work has been completed of Floor-IV.
- e. 20 units were surrendered/cancelled and total amount refundable is ₹ 2.79 Cr out of which ₹ 2.34 Cr refunded by the Company.

5. Vide email dated 12.12.2026, audit report was sent to the Promoter. The Promoter has replied on 18.02.2026 that there are no comments on the audit report from their side, hence, it is requested to grant extension at the earliest.

6. On 11.03.2026, following deficiencies were conveyed to the Promoter during the course of hearing:

- a. The promoter has not applied on prescribed proforma Rep-V Form.
- b. Late fee @ 75% of Extension fee as per resolution dated 07.08.2024 amounts to ₹ 2,83,884/-.
- c. As per Annexure-2 mentioning reasons for delay due to GRAP, Revision of Building Plans etc enclosed in the application relates to request of Extension under Section-6 of RERA Act,2016 whereas the Promoter has submitted online extension form wherein the extension is sought under Section-7(3) of RERA Act,2016. The promoter should clarify it.
- d. The period for which continuation of registration is sought has not been informed.
- e. Status of approval of Service Plans and Estimates be submitted.



- f. Approved revised building plans of the project be submitted.
- g. 2/3rd Consent of allottees of the project regarding revision of building plans be submitted.
- h. At the time of granting extension under Section-6 of RERA Act,2016 - 52.9% development work was completed and now, upto 30.09.2025- 58.3% development works have been completed. Only 5.4 % of work has been done in a period of 7 months. The Promoter should explain the delay in execution of development works.
- i. Promoter should submit C.A., Engineer and Architect Certificate of the 4<sup>th</sup> Quarter of 2025 showing percentage of development works executed till 31.12.2025.
- j. Total number of units of the project and number of units sold till date.

7. On 11.03.2026, Sh. Hari Kishan Garg requested the Authority to grant some time to submit reply to the deficiencies conveyed. The Authority decided to grant time and adjourned the matter to 01.04.2026.

8. Vide reply dated 12.03.2026, the promoter has complied with all the above mentioned deficiencies and informed that 71% work has been completed till Feb,2026.

9. Vide reply dated 01.04.2026, the Promoter has submitted a resolution plan mentioning that the project shall be completed by 31.12.2026. The Promoter has also submitted an affidavit which states that they shall obtain completion certificate of the project within the extension period and shall not seek another extension from the Authority.

10. Today, after consideration, the Authority decided that the registration of the project shall remain in force under Section-7(3) of the Real Estate ( Regulation & Development Act, 2016) for one more year i.e., upto 10.12.2026. Certificate of continuation of registration be issued accordingly.

11. **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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