



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 25.03.2026.

Item No. 316.17

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

Promoter: Housing Board Haryana.
Project: "Const. of 144 No. Defence Personnel Flats" having FAR of 6078.97 Sq. Mtrs situated in Sector-6, Jhajjar.
Reg. No.: HRERA-PKL-JJR-442-2023 dated 25.04.2023 valid upto 31.01.2025.
Temp ID: 1245-2023.
Present: Atul, JE on behalf of the Promoter

1. Vide letter dated 07.01.2025 received on 11.02.2025, the promoter has applied for extension of registration upto 31.01.2026 on REP-V alongwith fee of ₹ 69,498/-.
2. On 06.08.2025, Sh. Ravinder Kharb appeared on behalf of the promoter and failed to give any satisfactory reason/ground for any force-majeure circumstances. The Authority after consideration decided to return the application u/s 6 and directed the promoter to file afresh application under section 7(3). The extension fee paid by the promoter will be adjusted after deduction of 5% processing charges. However, the late fee/penalty shall be computed separately. As the registration of the project is not valid as on date, the Promoter was also directed not to market, advertise and sell any unsold inventory in the project till extension is granted. The Authority had also directed the representative of the Housing Board to file a fresh application under Section 7(3) of the Act. The application under section 6 was disposed of.
3. Now, the promoter has filed online application u/s 7 (3) of the Act mentioning that 95% works have been completed. QPRs have been filed upto 30.09.2025. The application has been examined and following deficiencies have been observed: -



- a. Fee for issuance of public notice and auditor appointment has not been deposited. The Auditor and public notice will be issued thereafter.
- b. Late fee and penalty as per resolution dated 07.08.2024 be submitted.
4. The Authority after consideration, directed the promoter to submit the following before the next date of hearing:-

Registration extension fee of ₹43,955/-, Late fee = 1 Registration fee i.e., ₹ 87,910/-,
Penalty = ₹4395x9 = ₹39,555/-

5. The promoter has submitted the Demand draft of ₹ 30,716/- dated 02.03.2026 and letter dated 05.03.2026 in which he has submitted the following:

The calculation of Registration, Extension, Penalty & late fee for 144 No.s Defense personal flats in sector-6 Jhajjar is as under:-

Registration Fee	= Area (Sq. Mtr.) x FAR x Rate = 6078.97 x 1.65 x 8.75 = ₹87,765/-
Extension Fee	= Half of Registration fee = ₹43,883/-
Late Fee	= Equivalent to Registration Fee = ₹ 87,765/-
Penalty	= 10% of extension fees (Feb to Sept. i.e, 8 months = ₹43883X 8 = ₹35104/-

Total = Extension Fee + Late Fee + Penalty
= ₹43,883/- + ₹ 87,765/- + ₹35,104/-
= ₹1, 66,752/-

Amount already deposited at the time of registration ₹1, 54,303/-
An amount of ₹ 66,538 has been deposited in excess at the time of registration.
Amount already deposited at the time of applying for extension of registration through Cheque.No.-514710 dated 06.02.2025= ₹. 69,498/-
Hence, Net amount has been deposited, i.e., ₹ 30,716/-

6. The promoter vide letter dated 24.03.2026 submits that the process of time extension for period 2025 to 2026 is presently under process, due to which they are unable to apply for time extension under online Form 7(3) for the year 2026-2027 at this stage. However, the fees of ₹ 43,883/- for the extension of time has been deposited by the promoter for the period 2026-2027. The Authority after consideration decides to grant extension which shall be now valid upto 31.01.2027. 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.

C A - Khetna

Heena

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29/4/26

STP

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