



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 06.05.2026.

Item No. 321.10

Extension of registration under Section 7 of the RERA Act, 2016.

Promoter: Housing Board Haryana.

Project: "Const. of 46 EWS Flats" having FAR of 25961 sq. mtrs. situated in Sector-8, Charkhi Dadri.

Reg. No.: 579 of 2024 dated 03.05.2024 valid upto 31.05.2025.

Temp ID: 1246-2023.

1. Vide letter dated 24.02.2025, the promoter has applied for first extension of registration upto 31.05.2026 on REP-V alongwith a fee of ₹9,292/- (which is found to be in order). The promoter has informed that construction work of 46 EWS flats is 90% complete and U.G.W Tank work is 95% complete, Rain water harvesting work is 85% complete and other work such as water supply-sewerage-road-parking etc. is 100% complete.
2. The Authority directed the promoter to submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 30 days from the issuance of this registration certificate by depositing the entire amount received from the allottees in this account however no letter has been received.
3. The Authority on 26.03.2025 had directed the promoter to submit following documents/ information:-
 - 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 the environment.
 - d. Online QPRs have not been filed.
 - e. Details of the RERA bank account.



(Y3)

4. On 02.07.2025, Sh. Ravinder appearing on behalf of promoter informed that reply has been filed in the registry of the Authority, yesterday itself. Taking note of the same, Authority directed the office to examine the same and put up on the next date of hearing.
5. Vide reply dated 01.07.2025 and 02.07.2025, the promoter has submitted:-
- Photographs of the project.
 - Certificate of latest development of the project as certified by Executive Engineer as underground water tank being 95% complete, Rain water harvesting being 85% complete, other work such as water supply, sewerage road, parking etc being 100% complete.
 - Copy of approved plan and possession certificate.
 - Online QPRs have been filed upto 30.06.2025.
 - The promoter has informed that Housing board haryana currently uses the bank account no. 50100083159444, IFSC Code HDFC0000108 to collect the instalment amounts deposited by the allottees through the New PMS portal.
6. Housing Board Haryana had filed an extension application under Section 6 of the Act, mentioning following reasons for non-completion of the project:
- Due to change of foundation design due to water logging at site.
 - Due to ban on construction work by the NGT
 - Due to lockdown during COVID-19 the work has been delayed, as no work could be got executed during lockdown.
 - Non-availability of labour during festival and harvesting season.
 - During rainy season progress of work was hampered.
 - Due to elections, twice the progress of work was suffered.
 - Work stopped by contractor since Feb.-2023.
 - The agency has gone in arbitration due to unavoidable circumstances.
7. After consideration, the Authority on 10.09.2025 had directed the representative of the Housing Board to file a fresh application under Section 7(3) of the Act. The present application under section 6 was disposed of.
8. The promoter had filed online application on 30.10.2025 under Section-7(3) of the Act mentioning 95% works have been completed. QPR's had been filed upto 30.09.2025. The application was examined and following deficiencies were observed:-
- Fee for issuance of public notice and auditor amounting to ₹ 51,300/- has not been deposited. The Auditor will be appointed and public notice will be issued thereafter.
 - Late fees of ₹ 15,584/- and penalty of ₹ 5575/- as per resolution dated 07.08.2024 be submitted which was conveyed vide letter dated 17.11.2025.



9. Vide letter dated 24.03.2026, the promoter submitted that the process of time extension for the period 2025 to 2026 is presently under process. Due to this, the office is unable to apply for time extension under online Form 7(3) for the year 2026-2027 at this stage. It is therefore, requested that the extension of the project registration may kindly be granted upto 31.05.2027 alongside the pending application for the year 2025-2026. Amount of ₹ 30,451/- (inclusive of late fee (₹ 15,584/-) + penalty (₹ 5,575/-) + extension fees upto 31.05.2027 (₹ 9,292/-) is being submitted herewith.

10. The Authority after consideration decides to grant extension under section- 7(3) of RERD Act, 2016 which shall now be valid upto 31.05.2027.

11. **Disposed of.**



True copy

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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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26/5/26
STP

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CA KAKUL

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