



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 06.05.2026.

Item No. 321.14

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

Promoter: Adore Realtech Pvt. Ltd.

Project: "Happy Homes Exclusive Phase-2" a Group Housing Colony on land measuring 2.65 acres situated in Sector 86, Faridabad.

Reg. No.: HRERA-PKL-FBD-127-2019 dated 28.06.2019 valid upto 20.09.2023. COVID extension granted upto 19.06.2024. First Extension granted upto 19.06.2025.

Temp ID: RERA-PKL-571-2019.

1. M/s Adore Realtech Pvt. Ltd. vide letter dated 18.10.2024 has applied for first extension of registration of their project "Happy Homes Exclusive Phase-2". The promoter has deposited extension fee of ₹3,18,465/-, however computation of fee has not been submitted.
2. On 04.12.2024, Authority decided to grant extension of one year under Section-6 of RERA Act, 2016. Promoter should submit computation of fee as it is a group housing colony." Certificate of extension (upto 19.06.2025) has been uploaded.
3. Now, vide reply dated 18.03.2025, promoter has provided fee calculation which works to ₹ 2,79,804/- and requested to adjust the excess amount against next extension.
4. Also vide letter dated 20.03.2025, the Promoter has applied for Continuation of Registration u/s- 7(3) of RERA Act, 2016 upto 19.06.2026 and has paid ₹2,79,804/- as extension fee and submitted that percentage of works executed as per Architect's, Engineer's and CA's Certificate is 91.44%. Promoter has not been granted Occupation certificate/ Part



(13)

Completion/ Completion Certificate for the Registered Area or part thereof. Late fee/Penalty as per resolution dated 07.08.2024 is not applicable.

5. On 09.04.2025, the Authority observed that the promoter has not paid the Auditor fee (₹ 41,300/-) and Public Notice fee (₹ 10,000/-). Auditor fee can only be exempted only if Occupation Certificate of the Project has been obtained from the Department of Town and country Planning, Haryana. The promoter should intimate whether Occupation Certificate of the project have been received or not?

6. Adv. appearing on behalf of the promoter stated that 22-25 towers and commercial area falls in phase-2 of this project and they have applied for Occupation certificate for the same, therefore, audit of the project is not required.

7. Vide letter dated 28.07.2025, the promoter has deposited auditor fee and public notice fee under protest, however, status of renewal of license not given and FAR has not been informed.

8. On 27.08.2025, the counsel appearing on behalf of the promoter informed that they have filed appeal No. 715 of 2025 against the orders of the Authority to conduct audit, which is yet to be listed before the Appellate Tribunal and requested to grant a long date till the appeal gets decided. The Authority directed the office to get the audit conducted and issue public notice. The Authority also directed the promoter to give status of renewal of license and total FAR of the project before the next date of hearing.

9. The Auditor was appointed vide letter dated 05.09.2026 and Public Notice was issued vide letter dated 01.09.2025. No objections against the notice has been received.

10. On the last date of hearing i.e., 26.11.2025, Adv. Tanya informed that the appeal filed against audit of the project and is listed for 28.11.2025. After consideration, the Authority directed the promoter to place on record the complete correspondence exchanged between the promoter and the auditor. As no stay has been granted by the Hon'ble Appellate Tribunal, the promoter is further directed to furnish the current status of the renewal of the license as well as the total FAR of the project before the next date of hearing.

11. On 11.02.2026, Learned counsel, Ms. Tanya informed that stay has been granted in appeal No. 715 of 2025 against the orders of the Authority to conduct an audit by the Hon'ble Tribunal.

12. In view of above, the Authority directs the Promoter to provide a copy of the stay orders of the Hon'ble Tribunal. The promoter is also directed to provide details of each tower falling in the project along with the FAR.



13. Today, the Authority observes that a copy of orders of the Hon'ble Tribunal in Appeal No. 715 of 2025 (which was filed against audit of the project) has not been submitted by the Promoter. However, upon perusal of orders of the Hon'ble Tribunal dated 10.02.2026 as provided by the office during the course of hearing, it is found that the appeal is filed against the conduct of "forensic audit" of the project. However, the Authority has ordered for a "normal" audit and not "forensic audit" for granting extension to the project under section 7(3) of RERA Act, 2016.

14. Vide letter dated 27.02.2026, the promoter has provided details of each tower falling in the project along with the FAR. The Promoter has also informed that there are 5 towers (Tower 21 to Tower 25) and Commercial Block. Occupation Certificate has been applied for Tower 21 to 24 on 10.06.2025. Upon calculation, the extension fee for one - year amounts to ₹ 3,78,642/-. Therefore, the Authority directs the Promoter to submit the following:

- i. Vide letter dated 18.10.2024, the promoter has applied for first extension of registration of their project "Happy Homes Exclusive Phase-2". The promoter has deposited extension fee of ₹3,18,465/-. Now, the Promoter should deposit deficit extension fee amounting to ₹ 60,177/- .
- ii. Vide application dated 18.03.2025 for second extension, the promoter has deposited ₹ 2,79,804. Now, the Promoter should deposit deficit extension fee amounting to ₹ 98,838/-
- iii. Renewal of License No. 29 of 2016 dated 27.12.2016 which was valid upto 26.12.2021 renewed upto 26.12.2024.

15. The Authority observes that the registration of the project is not valid as on date. Therefore, the Promoter is directed not to advertise, market, offer to buy, book, and sell any unsold inventory in the project till extension is granted by the Authority.

16. Adjourned to **22.07.2026**.



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.

LA KAKUL

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