



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 15.07.2026.

Item No. 325.06

Application for extension of project under Section 7(3) of the RERA Act, 2016.

Promoter: S & M Developers.

Project: "The Palm Drive" an Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 5.375 acres situated in the revenue estate of Village Tohana, Sector-6, Tohana, District Fatehabad.

Reg. No.: HRERA-PKL-FTB-389-2022 dated 28.12.2022 valid upto 30/11/2025.

Present: Madan Lal Khurana on behalf of the promoter

1. The promoter had earlier vide letter dated 25.03.2026 applied for first extension of registration of captioned project under Section 6 of the RERA Act, 2016 upto 24.05.2027.
2. The application was examined and the following deficiencies were observed:
 - a. CA Certificate showing percentage of work completed is not in original
 - b. Architect Certificate showing percentage of work completed is not in original.
 - c. Engineers Certificate showing percentage of work completed is not in original.
 - d. REP-V is not as per format prescribed in the RERA Act, 2016.
 - e. No force majeure reasons found.
 - f. Complete set of service plan estimates not submitted.
 - g. Late fee of 1,12,000 and penalty of 22400 not deposited.
3. The Authority vide order dated 22.04.2026 decided to reject the present application for extension of the project U/s 6 of Real Estate Regulation and Development Act 2017 as there were no force majeure reasons found, with a liberty to file a fresh application for continuation of registration as per relevant provision of RERA Act, 2016 and the Rules and Regulation made thereunder of the Act after deduction of 5 percent administrative charges.



4. Now the promoter vide application dated 03.06.2026 has applied for the continuation of registration under section 7(3) seeking continuation upto 24.05.2027.
5. The promoter has submitted following additional documents:
- Original CA, Architect and Engineer Certificates Certificate showing the percentage of work completed.
 - REP-V
 - Complete set of service plans and estimates.
 - Late fee amounting of ₹ 1,12,000
 - ₹27,000 towards penalty and additional charges.
6. QPRs filed upto 31.12.2025.
7. As per CA, Architect and Engineer Certificates Certificate 100 % work is completed.
8. **Reasons for non-completion of the project.**

That the above – mentioned project was duly registered with the Haryana Real Estate Regulatory Authority, Panchkula and the registration expired on 30.11.2025.

i. Status of Development works

- That the promoter has completed the internal development works of the project in accordance with the approved Service Plan Estimates and layout approvals granted by the competent authority.
- That infrastructure including internal roads, services and allied development works have been executed as per sanctioned plans.
- The internal development works of the colony stand substantially completed and only the statutory obligation relating to construction of the Primary School on the community site remains to be fulfilled before applying for the Final Completion Certificate.

ii. Reason for Non-Application of Completion certificate

- The promoter availed the option provided under the applicable DTCP Policy and undertook to construct the community Site earmarked for primary school at its own cost.
- The Department of Town & Country Planning , Haryana vide Memo No. 3067 dated 27.01.2026 issued under Licence No 68 of 2022 (LC-4642) granted permission for construction of the Primary School on the Community Site and the Zoning Plan for the said site stands approved.
- The Building Plan for the Primary School has been submitted before the competent authority and is under process for approval.
- Since construction of the Primary School forms part of the obligation attached to the sanctioned colony, the promoter can apply for the Final Completion Certificate only after approval of the Building Plan, completion of the School Building and obtaining the Occupation Certificate.

iii. Compliance Undertaking

- The extension is being sought solely for completion of the statutory obligation relating to the Community Site/ Primary School.
- There is no default in execution of the internal development works of the colony and the project infrastructure stands substantially completed.



- c. The promoter undertakes to complete the remaining obligations and apply for the Completion Certificate immediately upon completion of the primary School building and receipt of the occupation Certificate.
9. The application has been examined and the following deficiencies have been observed:

- a. Fee is deficit by ₹ 15000.
- b. The Promoter has not submitted Auditor fee and Public Notice fee as the promoter has requested to Waive the requirement of audit, audit fee and publication charges considering that the Chartered Accountant, Architect and Engineer Certificates certifying the status of development have already been submitted before the Authority.
10. Today, Sh. Madan Lal Khurana, Director, appeared on behalf of the promoter and informed that he has deposited the deficit fee of ₹15,000. The Authority, decided to grant continuation of registration under Section 7(3) of the Real Estate (Regulation and Development) Act, 2016, up to 30.11.2026 and directed the office to issue the Certificate for Continuation of Registration. **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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