



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 24.06.2026.

Item No. 323.28

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

Promoter: Mudra Finance

Project: "Vipul Gardens Tower 11" Group Housing colony located in Sector - 01, Dharuhera, Distt. Rewari, Haryana.

Reg. No.: HRERA-PKL-RWR-3-2018 Dated: 11.04.2018 valid till 31.07.2019 and renewed upto 30/04/2026.

Temp ID: 484-2019.

1. Vide letter dated 06.05.2026, the promoter had applied for continuation of registration of captioned project under Section- 7(3) of the RERA Act, 2016 for one year. The following were submitted by the Promoter:

Particulars	Percentage
Percentage of works completed at the time of last extension	100%
Percentage of Development Works executed as per Architect's Certificate	100%
Percentage of Development Works executed as per Engineer's Certificate	100%
Percentage of Development Works executed as per CA's Certificate	100%
Auditor Fee (₹41,300/-) Payment Details	Not paid
Public Notice Fee (₹10,000/-) Payment Details	₹ 10000

- Extension fee of ₹ 42,000/-
- QPRs uploaded upto 31.03.2026.
- Architect Certificate showing percentage of work completed regarding Construction of Building Work till 31.12.2025 as 100%.
- A copy of renewal of licence No. 40 of 2007, which is renewed upto 22.01.2029.
- CA Certificate showing percentage of completion as 95.94%.
- Engineer Certificate showing percentage of work done as 100%.
- Copy of Environment Clearance for Group Housing Colony.



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- h. Form REP-V.
- i. Photographs of the project.
- j. An affidavit stating that no unit has been sold/ booked after lapse of RERA Registration.
- k. Promoter in his explanatory note states that all the works are completed in all respects and the application for grant of Occupation Certificate has already been applied.

2. The present application has been examined, and the following shortcomings have been noticed: -

- i. Percentage of completion of infrastructure work on project certified by CA till 31.12.2025 as 95.94%.
- ii. Late fee is deficit by ₹56,337/- and penalty by ₹3,225/-(After adjusting 5% administrative charges.
- iii. Promoter had applied 7 days after the expiry of RC No HRERA-PKL-RWR-3-2018 Dated: 11.04.2018 valid upto 30/04/2026

3. The Promoter has also requested to grant extension without conducting of audit, as he states that the construction work of project stand completed and they have applied for the occupation certificate and also Local Commissioner report was placed in meeting of the Authority dated 25.06.2025 which is as following:-

"Position specific to Tower 11 - The tower was complete in all respect and seemed that it was as such for quite long time. The building was a stilt plus 9 floor building having 72 flats in all. Roads with provision of open parking existed on from and back side of Tower 11. The Tower 11 was enclosed by a wall as part of Vipul Gardens Campus. As a random check flat member 104 FF was got unlocked and it was found that all or windows, title flooring, toilets, kitchen etc. were complete, upper floors were not possible to be checked as lifts were locked. It was told by the representative of builders that Lifts were installed, test checked and were locked now in absence of any user. Parking was available in stilt GF, open area near tower 11 and also in common basement parking area. As such the Tower 11 in an inhabitable condition with all infra facilities available and flats complete in all respects".

4. Today, neither anyone appeared nor any reply filed. The Authority after consideration decided to grant one more opportunity to the promoter to comply with the above-said deficiencies before the next date of hearing. Adjourned to **29.07.2026**.



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-DH/suv
A.H.
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