



**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 24.06.2026.**

**Item No. 323.20**

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

**Promoter: Shiv Sai Infrastructure Private Limited.**

**Project: "The Ozone Solitaire (Tower E, F1, Part EWS & Convenient Shopping)" total measuring 7744.56 Sq. Mts. of group housing colony on land measuring 13.46 acres situated in Sector-86,87, Faridabad.**

**Reg. No.: HRERA-PKL-FBD-132-2019 dated 11.07.2019 valid upto 31.07.2025.**

**Temp ID: 603-2019**

1. Vide letters dated 28.10.2025 & 02.06.2025, the promoter had applied for continuation of registration of captioned project under Section- 7(3) of the RERA Act, 2016 for one year. Following documents were submitted by the Promoter:

- i. Form REP V along with Extension fee of ₹41,500/- Via Online Transaction No. RERA-PKLP1748265703 dated 26.05.2025.
- ii. Percentage of Development Works executed as per Architect's, Engineer and C.A. Certificate till date i.e., 28.09.2025 is 98%.
- iii. Auditor fee (₹41,300/-) and Public Notice Fee (₹10,000/-) has been paid by the Promoter.
- iv. QPRs uploaded upto 30.06.2025.
- v. An affidavit stating that they have not sold any unit while the same was banned by the Hon'ble RERA Authority and undertake that they will not sell any unit after expiry of RERA Registration.
- vi. Environment Clearance for Expansion of Group Housing Project located at village Baselwa, Sector-87, Faridabad issued by State Environment Impact Assessment Authority, Haryana vide letter No. SEIAA/HR/2019/53 dated 03.05.2019.
- vii. Photographs of the project.
- viii. Renewal of Licence No. 24 of 2016 dated 22.11.2016 valid upto 21.11.2026.



2. M/s Trynavh & Co. had been appointed to conduct audit of the project vide letter dated 29.07.2025 and corresponding Public Notice was issued vide letter dated 29.07.2025. No objections have been received against the public notice till date.
3. The present application has been examined, and the following shortcomings have been noticed:
  - i. QPRs uploaded till 30.06.2025.
  - ii. C.A. Certificate be submitted.
  - iii. Late fee & Extension fee is deficit by ₹45,503/-.
  - iv. Photographs of Tower- F1, Part EWS and Convenient Shopping be submitted.
4. On 24.12.2025, Sh. Manu Madan appeared on behalf of the promoter. After consideration, the Authority directed the promoter to remove/rectify the deficiencies mentioned at point no. (i) to (iv) above.
5. Vide reply dated 09.03.2026, the promoter has submitted the following:
  - i. QPRs have been uploaded upto 31.12.2025.
  - ii. C.A Certificate dated 30.01.2026 showing percentage of development work as 83.63%.
  - iii. Provided calculation of extension fee and late fee and informed that ₹ 41,500 has already been deposited on 26.05.2025. (Upon recalculation, as per resolution dated 07.08.2024 and 29.01.2025, the extension fee and late fee deposited by the Promoter is in order.)
  - iv. Deposited Auditor fee and public notice fee amounting to ₹ 51,300/-
  - v. Photographs of Tower- F1, Part EWS and Convenient Shopping.
6. On 11.03.2026, the Authority directed the office to send reminder to the auditor for early submission of audit report.
7. Before issuing the reminder, audit report from M/s Trynavh & Co was received in the Authority on 30.03.2026 along with photographs of the project. The Auditor has submitted the following:
  - i. THE OZONE SOLITAIRE (the project) bearing RERA Registration No. HRERA-PKL-FBD-132 of 2019 dated 11.07.2019 have Master Collection Accounts with ICICI Bank (IFSC -ICIC0001400) bearing Account No. 140005001977 wherein the amounts deposited are related to instalments of sales of Flats & Shops. In our examination, on test check basis, of Books of Account and bank statements, CA Certificates issued by the Statutory Auditor of the Company for compliance along with copies of Quarterly Progress Returns filled in HRERA by the above captained Developer, it has been observed that the collections from the Allottees have been deposited in the designated bank accounts only.
  - ii. On the basis of checking of books of accounts on test check basis all the receipts from the buyers are found accounted for in the books of accounts, certificates issued by Engineer, Architect, Chartered Accountants from time to time and



declaration given by the promoters are also received and test checked with the books of accounts.

- iii. While verification on test check of the withdrawals made from IDW account (70%) it is hereby clarified that the collection from Allottees deposited in 100% account are divided to 70% and 30% accounts. From there, the Developer has made withdrawals after amount invested by the Developer for the construction and other expenses related to the Projects "The Ozone Solitaire." The accounts maintained and certificates issued by an Engineer, an Architect and a Chartered Accountant in practice (Statutory Auditor) from time to time are also considered.
- iv. Site visit and site details Assessment of work done Duly Supported by the Photographs submitted.
- v. Details of Flats Surrendered /Resumed /Cancelled/ Restored also enclosed with the report.

8. On 13.05.2026, the office informed that comments regarding the audit report has been submitted by the Promoter on 11.05.2026. The Authority directs the office to examine the same and put up before the Authority on the next date of hearing.

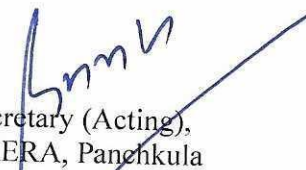
9. Vide reply dated 11.05.2026, the promoter has submitted that all the observations made in the Audit Report have been duly noted and minor reconciliation issues wherever observed have been already rectified. Future C.A. Certificates and quarterly reports will reflect complete details to avoid any inadvertent gaps. The Promoter remains fully committed towards compliance with the provisions of the RERD Act, 2016 and directions issued by the Authority from time to time. The Promoter respectfully prays that the submissions be taken on record and allow continuation of the registration of the aforesaid project.

10. In view of above, the Authority decided that the registration of the project shall remain in force upto 31.07.2026 under Section-7(3) of the Real Estate (Regulation & Development) Act, 2016. Certificate of extension be issued accordingly.

11. **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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313