



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 29.07.2026.

Item No. 327.13

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.

Present:- Sh. Ravinder Singh on behalf of the promoter.

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 Rs. 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%.



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- iv. A copy of renewal of licence No. 40 of 2007, which is renewed upto 22.01.2029.
- v. CA Certificate showing percentage of completion as 95.94%.
- vi. Engineer Certificate showing percentage of work done as 100%.
- vii. Copy of Environment Clearance for Group Housing Colony.
- viii. Form REP-V.
- ix. Photographs of the project.
- x. An affidavit stating that no unit has been sold/booked after lapse of RERA Registration.
- xi. 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's report was also placed in meeting of the Authority dated 25.06.2025 which is as follows:-

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

4. On the last date of hearing, i.e., 24.06.2026, 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.

5. Vide reply dated 29.07.2026, the promoter has submitted the following:-



- i. A certificate stating the Percentage of completion of infrastructure work on the project certified by CA till 30.06.2026 as 100%.
- ii. Late fee of ₹56,337/- and penalty of ₹3,225/- vide DD no. 003499 dated 27.07.2026.

6. The Authority after consideration decides to grant extension for one more year under Section-7(3) of the Act which shall now be valid upto 30.04.2027. Extension Certificate be issued in this regard. **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.

all ready
26/8/26
STP

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CA-Dh *26/8/26*
26/8/26

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