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 22.07.2026

Item No. 326.15

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.**

Present: **Adv. Shikha for the Promoter via video conference**

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. 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

Completion/ Completion Certificate for 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 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 has been received or not?

6. Advocate 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 an 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 has not been given and FAR of the project 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 observed that no stay has been granted by the Hon'ble against the orders of the Authority. Hence, 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 till date.

10. On 26.11.2025, Adv. Tanya submitted that an appeal has been 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. The Authority directed 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.

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13. On 06.05.2026, the Authority observed 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/- 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 observed 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. Today, learned counsel for the promoter informed that Appeal No. 715 of 2025 is now listed before the Hon'ble Tribunal on 02.09.2026. Interim stay is not continued as per last orders of the Hon'ble Tribunal dated 06.07.2026. The Promoter has also applied for renewal of license of the project.

17. The Authority observes that the license of the project is not valid as on date. The Promoter has also not deposited deficit extension fee amounting to ₹ 60,177/-for first extension of registration and deficit extension fee amounting to ₹ 98,838/- for the second extension as conveyed vide orders dated 06.05.2026. The Promoter has also not deposited fee for appointment of auditor and public notice.The Authority on 06.05.2026 has already

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directed the Promoter not to advertise, market, offer to buy, book, and sell any unsold inventory in the project till extension is granted by the Authority. Considering the aforesaid, the Authority decides to return the application for extension under Section-7(3) of the Real Estate (Regulation & Development) Act, 2016.

18. **Disposed of.**

Haryana Real Estate Regulatory Authority
PANCHKULA
Despatche No 2218
Date 26/8/26

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.

26/8/26
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