



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 02.09.2026.

Item No. 331.07

Continuation of registration u/s 7(3) of RERD Act, 2016.

Promoter: M/s Zion Promoters & Developers Pvt. Ltd.

Project: "Lake View" --A Group housing colony on land measuring 1 acre situated in Sector-48 Faridabad, Haryana.

Reg. No.: HRERA-PKL-FBD-91-2019 dated 23.01.2019 valid upto 31.01.2022. First extension upto 31.10.2023. Continuation for another year upto 31.10.2024. Continued for another year upto 31.10.2025

Temp ID: RERA-PKL-369-2018.

1. The Authority in its meeting held on 09.10.2024 vide Item No 266.31 had decided that registration certificate shall remain in force under Section 7 (3) of the RERA Act, 2016 for third year, i.e., upto 31.10.2025 subject to the condition that project will be completed within the extended period.

2. Thereafter, vide letter dated 29.04.2026, the promoter had submitted an application for grant of Extension of Registration (Post-Facto) under Section 6 of the Act, 2016. The promoter had informed that they have completed construction of the project within the extended timeline and applied for Occupation Certificate prior to expiry of RERA registration. The issuance of OC was delayed due to administrative/departmental processing at the level of DTCP authorities, which was beyond the control of the Company. The full Occupation Certificate has now been granted on 20.04.2026, evidencing completion of the project. The Company had already offered possession to allottees, initiated handover process and facilitated occupancy (few allottees have already occupied units). The delay falls within the scope of regulatory/authority-induced delay, which qualifies for consideration under Section 6 of the Act. In view of the above, the promoter prayed to condone the delay in



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applying for extension of registration. Grant extension of registration retrospectively for the period from 30 October 2025 to 20 April 2026 and permit the Company to complete post-completion compliance and closure formalities under RERA. An online application under Section 6 of the Act alongwith the extension fee of ₹ 6653/- and penalty of ₹17963/- had also been received.

3. The above was considered by the Authority in its meeting held on 13.05.2026 (Item No. 322.48) wherein the Authority rejected the application filed by the promoter under Section 6 of the Act and directed the promoter to file application under Section 7 (3) of the Act. Till the extension is granted, there shall be an absolute ban on the sale of unsold inventory.

4. Now, the applicant vide letter dated 30.06.2026 had applied for continuation of registration under Section 7(3) of the RERD Act, 2016. The promoter informed that company had completed the construction within the extended timeline and had already applied for Occupation Certificate on dated 19-05-2025 prior to expiry of the registration period. The Occupation Certificate was subsequently granted on 20.04.2026. Quarterly Progress Reports have also been filed from time to time and all necessary compliances have been duly undertaken. They further submitted that an application for grant of Completion Certificate had already been filed before the Department of Town and Country Planning, Haryana on 13.05.2026 and the same is presently under consideration. Thus, the project had entered the final stage of statutory closure and regulatory compliance. Accordingly, registration of the project may kindly be continued under Section 7(3) of the Act till grant of Completion Certificate by DTCP Haryana and completion of the remaining statutory closure formalities. It is further requested that, considering the completion status of the project and the fact that Occupation Certificate had already been granted, the requirement of publication of public notice, appointment of special auditor, conduct of special audit or any other consequential proceedings, if applicable, may kindly be dispensed with in the interest of justice.

5. The application filed by the promoter had been examined and following deficiencies were observed and conveyed:

- i. Copy of valid license.
- ii. What is the present stage of completion certificate applied in the office of DTCP, Haryana and submit copies of all correspondence exchanged with DTCP after submission of application for grant of completion certificate.
- iii. Since at the time of grant of RC No. HRERA-PKL-FBD-91-2019 dated 23.01.2019 valid upto 31.01.2022, an area measuring 23273.637 sq mtrs. was exempted on account of grant of OC at that time and registration was granted



only to remaining area measuring 6652.841 sq mtrs., the promoter should show cause as to why complete area is not registrable now, after the Newtech's Judgment?

- iv. The promoter has deposited ₹ 6,653 as extension fee, ₹ 18,963 as penalty. However, as per resolution of the Authority dated 07.08.2024 and 29.01.2025, extension fee works out to ₹ 12,394, late fee as ₹ 24,788 and penalty as ₹ 9915/- . Therefore, the promoter should deposit the deficit fee of ₹ 21,480/-
- v. 5% administrative charges amounting to ₹ 620/- be submitted since application u/s 6 was rejected on 13.05.2026.

6. On 22.07.2026, the Promoter was directed to remove the above-mentioned deficiencies before the next date of hearing failing which the application shall be rejected.

7. Today, neither any one appeared on behalf of the promoter nor any reply filed. It is observed that Promoter has failed to comply with the directions of the Authority conveyed on 22.07.2026. In view of non- compliance/ removal of deficiency conveyed, the Authority decided to reject the application dated 20.02.2026 to allow extension to remain in force under Section-7(3) of RERD Act, 2016. The Promoter is directed not to advertise, market, book or sell any unsold inventory of the project till extension is granted by the Authority. A letter to be issued to Deputy Commissioner, Faridabad not to execute any Conveyance Deed/ Sale Deed in the project.

8. **Disposed of.**



True copy

Sunni
Secretary (Acting),
HRERA, Panchkula

A copy of the above is forwarded to STP, HRERA Panchkula, for information and taking further action in the matter.

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