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 07.10.2026.

Item No. 334.09

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

Promoter: **Dream House Infrastructure LLP.**

Project: **"Swastik City" Affordable Residential Plotted Colony under DDJAY on land measuring 10.2875 Acres situated in the village Sector-2, Village Hodal, District Palwal.**

Reg. No.: **HRERA-PKL-PWL-115-2019 Dated: 21.05.2019 valid upto 31.03.2020.first extension granted upto 30/09/2021.**

Temp ID: **526-2019.**

1. The above-mentioned project was granted registration on 21.05.2019, which was initially valid upto 31.03.2020. Thereafter, the registration was extended upto 30.09.2021.

2. Rule 6(1) of the Haryana Real Estate (Regulation and Development) Rules, 2017 provides that the registration granted under the Act may be extended by the Authority on an application made by the promoter in Form REP-V, within three months prior to the expiry of the registration granted. Further, Rule 6(2) provides that such application shall be accompanied by the prescribed extension fee along with an explanatory note setting out the reasons for delay in completion of the project and the need for extension, along with supporting documents.

3. Since the registration of the project was valid upto 30.09.2021, the promoter was required to submit the application for extension within the prescribed period, i.e.,on or before 30.06.2021. However, the promoter submitted the application for continuation of registration under Section 7(3) vide letter dated 10.07.2026, i.e., after a delay of 4 years, 9 months and 10 days from the expiry of the registration.

4. The promoter has not specified the period for which continuation/extension of registration is being sought. Consequently, the applicable extension fee cannot be assessed. However the extension fee till date including the late fee and penalty is as mentioned below:

Registration fee = ₹238000
Extension Fee = ₹119000

Late Fee = ₹238000
Penalty = 10 % 119000 x 61

= ₹7, 25,900
Total Fee = ₹1320900
Auditor Fee = ₹41,300
Public Notice Fee = ₹30,000
Total = ₹13,92,200

5. Following information and documents were submitted by the Promoter:

Percentage of development works execute as per Architect's Certificate	99.11%
Percentage of development works execute as per Engineer's Certificate	99.11%
Percentage Proportionate cost increased on the project to the total estimated cost.	99.11%

i. Form REP-V along with extension fee of ₹60,000/-, stated to have been paid online; however, proof/details of payment have not been submitted.
ii. Architect's, Engineer's and CA's Certificates indicating 99.11% completion of the project.
iii. Latest photographs of the project.
iv. QPRs filed upto 30.06.2025.
v. Auditor fee of ₹41,300/- and public notice fee of ₹10,000/-, as reflected in the online application; however, proof of payment has not been submitted.

7. The Authority after consideration directs the promoter to comply with the deficiencies mentioned below a week before the next date of hearing:

a. The period for which continuation/extension of registration is sought has not been specified.
b. Affidavit stating that no plots/units were sold after expiry of the registration has not been submitted.
c. Upto-date QPRs have not been filed.
d. Copy of the licence has not been submitted.
e. The explanatory note setting out the reasons for the delay in completion of the project and the need for extension, as contemplated under Rule 6(2), has not been submitted.
f. The applicable extension fee (including the late fee and penalty till date amounts to ₹1320900 (This fee is subject to reconciliation and Audit) Proof of payment of the

Haryana Real Estate Regulatory Authority ★ Panchkula ★

8/3

total fee deposited has not been submitted. Also the Proof of Auditor fee and public notice fee not deposited

g. Service Plans and Estimates and approved building plans in respect of the commercial site measuring 0.404 acres have not been submitted.

8. Adjourned to **02.12.2026.**

Haryana Real Estate Regulatory Authority
2881
Despatch No
Date 21/10/26
PANCHKULA

True copy

Secretary (Acting),
HRERA, Panchkula

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

CA Shalley
Shalley
21/10/26

21/10

3/3