HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.
Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.
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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 30.09.2026.

Item No. 333.49

Subject: **a. Deposit of payments pursuant to the Orders passed in Complaint Nos. (Suo Moto) 1890 & 2810 of 2022.**
b. Submission of Form REP-V for extension of Project Registration under Section-6 of RERD Act, 2016
c. Request for approval of change in the name of the Project.
d. Request for approval to operate through a New Bank Account.

Promoter: **Ozone GSP Infratech Sarvome House.**

Project: **"Presidio" a Group Housing colony measuring 1.744 acres in Sector-31, Village Atmadpur, Faridabad.**

Reg. No.: **276 of 2017 dated 09.10.2017 valid upto 08.10.2020.**

Temp ID: **RERA-PKL-627-2019.**

1. The Promoter vide letter dated 21.09.2026 has submitted as follows:

1. Deposit of amounts pursuant to Orders in Suo Moto Complaints:

i. Pursuant to the Order dated 05.08.2026 in Complaint No. (Suo Moto) 1890 of 2022, an amount of ₹ 5,43,813/- (Rupees Five Lakhs Forty-Three Thousand Eight Hundred Thirteen only) has been deposited and submitted vide Dak Receipt ID 56369 dated 14.09.2026. Copies of the Dak Receipt and online payment receipt are enclosed with the application. The detail of the payment is as follows:

- Total Penalty Amount – ₹ 3,01,000/-
- Interest Amount – ₹ 42,813/-
- Cost – **₹ 2,00,000/-**
- **Total – ₹ 5,43,813/-**

ii. Pursuant to the Order dated 05.08.2026 in Complaint No. (Suo Moto) 2810 of 2022, an amount of ₹ 3,50,000/- (Rupees Three Lakhs Fifty Thousand only)

has been deposited and submitted vide Dak Receipt ID 56370 dated 14.09.2026. Copies of the Dak Receipt, and online payment receipt are enclosed with the application. The detail of the payment is as follows:

- Total Penalty Amount – ₹ 2,50,000/-
- Cost – **₹ 1,00,000/-**
- **Total – ₹ 3,50,000/-**

2. **Extension of Project Registration:**

The project was valid up to 08.10.2020. Since the Project had never applied for extension with the Authority, hence, the application for extension is being applied under Section 6 of the Act. The period from 09.10.2020 to 08.10.2026 comprises 72 months, excluding 09 months allowed as COVID-19 extension as per order dated 09.08.2021. Accordingly, the extension period has been calculated on the basis of **63 months**. The Promoter has submitted Form REP-V and online extension form, along with the prescribed documents, under the provisions of the Haryana Real Estate (Regulation and Development) Rules, 2017, seeking extension of the registration of the above-mentioned Project up to **02.12.2029**, corresponding to the validity of the Project Licence. Following has been submitted the Promoter:

i. An amount of ₹ 1,08,185/- (Rupees One lakh eight thousand one hundred & eighty-six only) through Net Banking vide Transaction ID: 260917285491312 dated 17.09.2026 as Extension fee.
ii. Deposited an amount of ₹ 8,97,939/- (Rupees eight lakhs ninety-seven thousand nine hundred & thirty-nine only) through Net Banking vide Transaction ID: 260917285491865 dated 17-09-2026 as Late Fee including penalty.
iii. Percentage of development works as per Architect Certificate is 63%.
iv. Percentage of development works as per Engineer Certificate is 66.21%.
v. Percentage of development works as per C.A. Certificate is 63.06%.
vi. QPRs have been uploaded upto 30.06.2026.
vii. Copy of License No. 102 of 2013 dated 03.12.2023 renewed upto 02.12.2029.
viii. Affidavit dated 14.09.2026 stating that the they have not sold any unit/plot after expiry of registration of the project. They have not sold any unit/plot while the same was banned by the Authority.
ix. Photographs of the project.
x. Explanatory Note: The Project came to a standstill in the year 2018 following the merger of State Bank of Patiala with State Bank of India. Consequent to the merger, the State Bank of India suspended further funding and withdrew the sanctioned credit facilities resulting in the stoppage of construction activities. In January 2026, SBI negotiated the firm's loan with another financier M/s Prudent ARC Limited and advised to deal directly with M/s Prudent ARC Limited. The Promoter is fully committed to complete the project within the validity period of the license.
xi. Environment Clearance dated 22.01.2026 issued by State Environment Impact Assessment Authority, Haryana.

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xii. Consent/ No objection from 52 allottees regarding TOD/TDR based development, revision of building plans/layout, change of constitution of the firm and change of name of project.

3. Request for Change in Name of the Project:

The Promoter requests to approve the change in the name of the Project from **"THE PRESIDIO"** to **"PAVANAM by SARVOME"** and make the necessary changes in the records of the Authority accordingly.

In support of the Change of Name of the project, we have received Consent / No Objection Certificates from more than **70%** of customers (52 customers out of total 73 units sold till date). This is stated in the No Objection Certificates in para.5. for your reference. Detail of NOCs with Flat Numbers, Name, Mobile number is also attached herewith.

4. Request for updation of Bank Account:

The Promoter requests the Hon'ble Authority to update the Project's Bank Account details as stated below.

The Bank Account with State Bank of India, furnished at the time of Project registration, has remained inoperative since 2018. The Promoter further confirms that no payments have been received from customers since 2019 till date.

The Bank Account mentioned below is being used solely for unavoidable transactions required for the continued operations of the Firm.

- **Bank Name:** CANARA BANK
- **Bank Address:** SCO-59, Sector-46, FARIDABAD – 121003.
- **Bank Account Nos.:**
  - 120040763266 - 100% Master/ Collection Account.
  - 120040785780 - 70% RERA/ Separate Escrow Account.
  - 120040632955 - 30% Free Account.
- **IFSC Code:** CNRB0006029
- **MICR Code:** 110015317
- **Branch Code:** 6029

2. The Promoter requests the Authority to:

- Take on record the payments deposited pursuant to the Orders passed in Complaint Nos. (Suo Moto) 1890 and 2810 of 2022;
- Grant extension of the Project Registration up to 02.12.2029;
- Approve the change in the name of the Project from "THE PRESIDIO" to "PAVANAM by SARVOME" and make the necessary amendments in the Authority's records;
- Update the details of the Bank Account as mentioned above and make the necessary changes in the records of the Authority.

3. In view of above of the submissions of the promoter following has been observed:

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i. The Promoter has complied with the orders of the Authority dated 05.08.2026 passed in Complaint No. (Suo Moto) 1890 of 2022 and Complaint No. (Suo Moto) 2810 of 2022, by depositing an amount of ₹ 5,43,813/- and ₹ 3,50,000/-. The same is being taken on record.

ii. As regards the extension application, the promoter is seeking extension from 08.10.2020 to 02.12.2029 under Section-6 of the RERD Act, 2016. The maximum period upto which extension may be granted under Section-6 of the RERD Act, 2016 is one year. However, extension for a period of nine months (as per Office Order dated 26.05.2020 and Resolution passed by the Authority on 02.08.2021 (vide Item No. SPL-I) as a force majeure event due to Covid-19 may be granted to the Promoter. No extension fee is required to be paid as per Office Order dated 26.05.2020 and Resolution passed by the Authority on 02.08.2021 (vide Item No. SPL-I) as a force majeure event due to Covid-19. The fee paid by the promoter in the present application shall remain adjustable. The Authority decides to grant extension of nine months (as per Office Order dated 26.05.2020 and Resolution passed by the Authority on 02.08.2021 (vide Item No. SPL-I) as a force majeure event due to Covid-19 upto 08.07.2021. Extension certificate be issued accordingly.

iii. For further extension, the promoter has to submit a separate application for continuation of registration under Section-7(3) of the RERD Act, 2016.

iv. Also, as stated by the Promoter, regarding TOD/TDR based development as it impacts FAR, density, change in specification, layout of units etc., the Promoter has to inform whether the plans have been revised and approved by the DTCP, Haryana. Approved copy of Building Plans be also submitted.

v. As regards change of name of project, Resolution regarding name change of the project be submitted duly signed by all the partners of the promoter firm.

vi. As regards change of bank accounts of the project, the promoter is directed to issue a public notice of size "3 x 3" (in two newspapers widely circulated in the area including one in Hindi) indicating all three accounts i.e., 100%,70% and 30% for the information of the general public under intimation to the Authority by submitting a copy of the original publication.

4. Adjourned to **25.11.2026.**

Haryana Real Estate Regulatory Authority
Despatche No 2839
Date 19/10/26
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.

LA- Kakkar (on leave)

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STP