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 14.10.2026.

Item No. 335.06

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

Promoter: **HRH City Projects Private Limited.**

Project: **"HRH Vasant Heights" an Affordable Group Housing Colony on land measuring 6.25 acres situated in Sector 56-A, Faridabad.**

Reg. No.: **HRERA-PKL-FBD-131-2019 dated 03.07.2019 valid upto 14.08.2024. Extension of one year in addition to nine months due to COVID-19 granted upto 14.05.2026.**

Temp ID: **557-2019**

License No. 41 of 2019 dated 15.04.2026 renewed upto 04.03.2028.

1. The Authority in its meeting held on 08.01.2025 vide Item No. 274.32 decided to grant extension for a period of one year in addition to 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 14.05.2026.

2. Vide letter dated 18.05.2026, the promoter has applied for continuation of registration of the above captioned project under Section-7(3) of RERD Act, 2016. The Promoter has not applied on prescribed proforma REP-V, however, submitted online extension form. Following has been submitted by the Promoter:

i. Extension fee amounting to ₹ 6,51,000/-.
ii. Public notice fee amounting to ₹ 10,000/-.
iii. Percentage of development works as per Architect, C.A. and Engineer Certificate is 80%.
iv. QPRs have been uploaded upto 31.03.2026.
v. Approval letter of revised building plan for Tower 6,7,8 and commercial building dated 04.05.2022.
vi. Approval letter of service plan estimate dated 10.12.2025 granted by DTCP, Haryana.

vii. Environment clearance dated 09.09.2019 from State Environment Assessment Authority, Panchkula.
viii. Occupation Certificate dated 06.05.2026 for T1, T2, including Anganwadi and Community Hall, T3 and T4. FAR achieved is 27,861.61 Sqm.
ix. Renewal of License No. 41 of 2019 dated 15.04.2026 renewed upto 04.03.2028.
x. Status of Tower 1 to 4, Anganwadi & Community Hall- Occupation Certificate received.
Tower 5- Structure Complete and finishing work in progress.
Tower6- Structure Raft (Foundation) Complete
Tower 7- Structure 11th Floor level complete
Tower 8- Structure Complete and finishing work in progress
Commercial – 100% Complete – Occupation certificate applied
Anganwadi and Community Hall – Occupation certificate received
xi. Photographs of the project
xii. Approved Zoning Plan of the project

3. Vide letter dated 01.06.2026, Satish Indu & Co. were appointed to conduct audit of the project. Public notice was issued on 02.06.2026 in the newspapers (Indian Express and Dainik Bhaskar) for inviting objections from allottees and public in general. No objections received till date.

4. Vide letter dated 24.08.2026, the Auditor has submitted its report along with photographs and report was sent to the promoter via email on 26.08.2026. following observations are noticed during the audit: -

i. The Promoter had registered this project vide registration no HRERA-PKL-FBD-131-2019 dated 03-07-2019. In application form for registration made with HRERA, the bank account details under which deposit of the receipts from the allottees to be credited was ORIENTAL BANK OF COMMERCE (A/c No. 09491131002086, IFSC: ORBC0100949), which has been verified on the basis of FORM REP-1 submitted to HRERA as per HRERA website. In this regard, the promoter had provided the copy of intimation of change of RERA master collection account which was submitted to the office of HRERA on dated 03.10.2019 and also mentioned in some of the C.A certificates attached with QPR's, which was submitted to the Authority from time to time by the party and also in party's declaration provided regarding bank accounts, the following banks accounts has been mentioned as given below:
   a) ICICI BANK having account no 630305013496 having IFSC code ICIC0001079 (ACCOUNT 100% Master Collection Account).
   b) ICICI bank account no 630305013504 having IFSC code ICIC0001079 (70% designated RERA account).
   c) ICICI bank account no 630305013502 having IFSC code ICIC0001079 (30% Promoter Operative Account).

ii. More than 70% of the amount realized from the allottee of this project from date of registration with RERA i.e. 03-07-2019 to the date as on 31.3.2026 has been deposited in the ICICI BANK having account no 630305013496 having IFSC

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code ICIC0001079 (ACCOUNT 100% Master Collection Account) and later on amount transferred 70% of receipts in ICICI BANK having account no 630305013504 having IFSC code ICIC0001079 (70% designated RERA account).

iii. On the basis of allottees list/ document files/ledger of some of the allottees have been checked on test check basis for verification of receipts issued with amount as received in bank account registered with RERA and found satisfactory.

iv. As per section 4(2)(l)(D) of RERA Act 2016, amount which can be withdrawn from the registered bank account should be in proportion of the development work completed by the party and for this, promoter had provided us the CA certificates, architect's report, engineer's report and audit report for the same. On the basis of above documents verified, it is observed that the amount is withdrawn in proportion of the work completed as certified by the CA, architects and engineer report.

v. Work completed is 94% as per the architect's report as on 30.06.2026 provided and the work done is duly supported by the photographs which are attached with this report

vi. The party has provided us the list of surrendered/ resumed/ cancelled/ restored plots which is attached with report for your kind reference.

5. Vide letter dated 28.09.2026, the promoter has confirmed satisfaction regarding the audit report and requested to grant extension.

6. Upon examination of application and audit report, the promoter is directed to submit the following before the next date of hearing:

i. Form REP-V be submitted.

ii. Explanatory Note regarding delay in completing project be submitted.

iii. Period for which continuation of registration of the project is sought be provided.

iv. Auditor fee amounting to Rs. 41,300/- be deposited.

v. Approved Service Plans and Estimates be submitted. (Hardcopy as well as Softcopy)

vi. Since, there is revision of building plan of Tower 6,7,8 and commercial. Copy of revised building plans be submitted.

vii. 2/3rd Consent of allottees regarding change building plan be submitted. List of allottees as on date Tower Wise be submitted.

viii. Since, there is revision in building plans, revised FAR of the project be informed, if any. After providing the same, extension fee, late and penalty as per resolution dated 07.08.2024 and 29.01.2025 can be calculated.

ix. Copy of revised building plans of the project be submitted along with approval letter.

x. As point out by the Auditor, there is change of bank account from OBC to ICICI and intimation of the same to the Authority. The promoter has to submit DAK ID vide which such intimation was done and clarify whether the same was allowed by the Authority or not as mere intimation does not amount to permission.

xi. As pointed out by the auditor, work completed is 94% as per the architect's report as on 30.06.2026. However, as per Architect Certificate dated 05.04.2026, development work is 100% complete. As per online extension form, percentage

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of development works is 80%. The Promoter has to clarify the same and submit status of development works as on 30.09.2026 duly supported by the C.A., Architect and Engineer.

xii. Resolution Plan to complete the project be submitted.

xiii. QPRs be uploaded upto 30.09.2026

7. Adjourned to **11.11.2026**.



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.