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. 335.09

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

Promoter: **Vishvadharam Estate LLP.**

Project: **"VDL Green City" an Affordable Residential Plotted Colony (under DDJAY, 2016) ver an area measuring 12.056 acres situated in the revenue estate of Village Beed, Sector 36 & 39, Hisar.**

Reg. No.: **HRERA-PKL-HSR-661-2025 Dated:28.01.2025 valid upto 30/06/2026.**

Temp ID: **1572-2024.**

Present: **Adv. Neeraj Puri on behalf of promoter**

1. The above-mentioned project was granted registration on 28.01.2025, which was initially valid upto 30/06/2026. However as per Office order dated 19.08.2026. The registration and corresponding registered project completion timeline of all real estate projects falling within the jurisdiction of RERA, whose original completion date, revised completion date, or extended completion date falls on or after 28 February 2026, have been extended by a period of four (4) months. Therefore the registration of the above mentioned project expires on 30.10.2026.

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, under Rule 6(2), such application is required to be accompanied by the prescribed extension fee and an explanatory note setting out the reasons for delay in completion of the project and the need for extension, along with the supporting documents.

3. As per the Office order dated 19.08.2026 the registration of the above mentioned project is valid upto 30.10.2026 and the promoter has applied for the extension on 04.08.2026 ,i.e, 2 months 26 days prior to the expiry of the registration. Therefore as per resolution passed by the Authority on 07.08-2024 vide item No 261, 25% of extension fee shall be imposed as late fee on the promoter. The effective part of the resolution is reproduced as under:

"The following late fee (along with extension fee) shall be payable for seeking extension of registration, if application is made within 90 days prior to the validity of registration:

a. betweent 61st and 90th day before last date of validity Of registration- late fee @ 25% of extension fee.

b. between 31 and 60th day before last date of validity Of registration - late fee @ 50% Of extension fee.

c. between or on last day and 30th day before last date of validity of registration - late fee@75% of extension fee."

4. **Extension fee calculation**

Total area	=12.056Acres
Area for plotted	= 11.585Acres
FAR for plotted	= 1
Rate for plotted	= ₹ 5 per sq mts
Fee For Plotted	= 11.585 x 4047 x 1 x 5
	= ₹2,34,422
Area For Commercial	= 0.471 Acres
FAR for commercial	= 1.75
Rate	= 17.5
Fee for commercial	= 0.471 x 4047 x 1.75 x 17.5
	= ₹58,375
Total registration Fee	= ₹2,92,797

a. Extension Fee = half of registration fee (as the part completion certificate was granted on 22,07.2026
= ₹1,46,398

b. Late Fee = 25% of extension fee as late fee
= 36,599

Total Fee	= 1,82,997
Fee Deposited	= ₹,140,000
Deficit Fee	= ₹42,997

5. Along with the application the promoter has submitted following :

Percentage of development works execute as per Architect's Certificate	100%
Percentage of development works execute as per Engineer's Certificate	100%
Percentage of development works execute as per CA's Certificate	100%

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a) Form REP-V along with Extension fee of ₹140000/- paid online via Transaction Id 260724279902053 dated 24.07.2026
b) Copy of Licence No. 205 of 2023 from DTCP which is valid till14.06.2028.
c) Architect's Certificate which certifies 100% cumulative Progress.
d) CA Certificate which certifies 100% completion of construction work.
e) Engineer Certificate which certifies 100% completion of construction work
f) Latest Photographs of the project.
g) **Part completion certificate received on 22.07.2026 of area measuring 11.54225 acres however the total area of the Project is 12.056 Acres.**
h) Explanatory note for delay.
i) QPR's filed upto 30.06.2026

6. **Reasons for delay:**

a) The project was developed under License No 126 of 2023. Subsequently, License No. 177 of 2025 (Additional Licence) has also been granted in respect of the said project.
b) That the development and construction works in the project have been completed in all respects. The Part Completion Certificate has been granted by the Department of Town and Country Planning (DTCP) vide Memo No LC 4896/ Asstt. (MS)/2026/25974 dated 22.07.2026 in respect of the completed portion of the project. Accordingly, the development of the project stands completed to the extent of 100%

7. The present application was examined, and the following shortcoming were noticed: -

a. Registration fee of Rs ₹42,997
b. The promoter has not submitted Service Plans and Estimates, Approved Building Plans of commercial site measuring 0.471 acres and copy of NOC / Clearance.
c. The Promoter has received Part completion certificate dated 22.07.2026 of area measuring 11.54225 acres however the total area of the Project is 12.056 Acres.

8. On 30.09.2026, Adv. Neeraj Puri appeared on behalf of the promoter and submitted that in view of the Part Completion Certificate having been obtained for the above-mentioned project, the extension fee calculated by the Authority requires recalculation. The Authority, after consideration, directs the office to recalculate the extension fee accordingly. The promoter is further directed to submit the Service Plans and Estimates, approved Building Plans of the commercial site measuring 0.471 acres, and copies of the requisite NOCs/Clearances.

9. Vide reply dated 07.10.2026, the Promoter has submitted the following:

i. Legible copy of approved service plans and estimates.
ii. Standard designs of commercial site measuring 0.471 acres.

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However the promoter has not submitted copies of the requisite NOCs/Clearances in compliance of special condition V of the registration certificate.

10. **The Recalculation of the Extension fee is as below:**

Total area =12.056Acres
Area for plotted = 11.585Acres
Part Completion received =11.54225Acres
Area left without part completion =0.04275 Acres
Fee of area received completion =10 % of 11.54225Acres x 4047 x 5 = ₹23,356
Fee of area not received completion= half of 0.04275 Acres x4047 x5= ₹865
Total fee for plotted= ₹24,221
Area For Commercial = 0.471 Acres
FAR for commercial = 1.75
Rate = 17.5
Fee for commercial = 0.471 x 4047 x 1.75 x 17.5
= ₹58,375
Extension Fee of commercial =29187
Extension Fee = ₹24,221 + ₹29,187
= ₹53408.5

c. Late Fee = 25% of extension fee as late fee
= 13352

Total Fee = ₹53408.5 + ₹13352
=₹66,761

Fee deposited =₹140,000
Fee is in order

11. Adv. Neeraj Puri appeared on behalf of the promoter and submitted that the legible copies of the approved service plans and estimates, along with the standard designs of the commercial site measuring 0.471 acres, had been submitted. With regard to the NOCs/clearances, the promoter submitted that the relevant condition was not applicable to the project, as it was a plotted colony.

The Authority, after consideration, decided to grant continuation of the registration of the project up to 30.10.2027 and directed the office to issue the certificate accordingly.

12. **Disposed of**.

Haryana Real Estate Regulatory Authority PANCHKULA
Despatch No 3010
Date 4/11/26

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.

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