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 28.10.2026.

Item No. 336.40

Application for extension of project under Section 7(3) of the RERA Act, 2016.

Promoter: **S & M Developers.**

Project: **"The Palm Drive" an Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 5.375 acres situated in the revenue estate of Village Tohana, Sector-6, Tohana, District Fatehabad.**

Reg. No.: **HRERA-PKL-FTB-389-2022 dated 28.12.2022 valid upto 30.11.2026.**

Registration validity:	HRERA-PKL-FTB-389-2022 dated 28.12.2022 valid upto 30.11.2026
Vide Office order dated 19.08.2026 registration extended up to 4 months therefore the registrtaion expires on	30.03.2027
Extension applied on	16.10.2026 (5 months and 14 days Prior to the expiry of registration)
Extension sought upto	30.11.2027

Extension Fee calculation :
Registration Fee = ₹1,12,000
Extension Fee = ₹₹ **56,000** (Fee deposited in order)
Auditor Fee =₹41,300
Public Notice Fee =₹30,000

1. Vide application date 16.10.2026, the promoter has applied for the continuation of registration along with the following documents:

i. Rep-v
ii. Extension fee of ₹ 56,000 deposited vide DD No 000039 dated 28.08.2026.
iii. Copy of Licence No 68-2022 which is valid upto 24.05.2027.
iv. Latest Photographs of the Project.
v. CA Certificate certifying that total cost incurred and paid of the real estate project is ₹578.671 lakhs which is equal to the Total Estimated cost of the real estate project.

Haryana Real Estate Regulatory Authority Panchkula

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vi. Engineer Certificate and Architect Certificate certifying that 100% of work is completed.
vii. NOC from Haryana State Pollution Control Board.
viii. QPR filed upto 30.06.2026.
ix. Board Resolution in favour of Shri Madan Lal Khurana, authorizing him to sign, execute and submit the application for extension of registration of the Firm's project.

2. **Reasons For delay**:

Reason for Non-Application of Completion Certificate

a) The promoter availed the option provided under the applicable DTCP Policy and undertook to construct the Community Site earmarked for a Primary School at its own cost.
b) The Department of Town & Country Planning, Haryana vide Memo No. 3067 dated 27.01.2026 issued under Licence No. 68 of 2022 (LC-4642) granted permission for construction of the Primary School on the Community Site and the Zoning Plan for the said site stands approved.
c) The Building Plan for the Primary School has been submitted before the competent authority and is under process for approval.
d) Since construction of the Primary School forms part of the obligations attached to the sanctioned colony, the promoter can apply for the Final Completion Certificate only after approval of the Building Plan, completion of the School Building and obtaining the Occupation Certificate thereof.

3. Since the Promoter has not obtained the Completion Certificate, the Authority, after consideration, directs the Promoter to deposit the Auditor's Fee of ₹41,300/- and Public Notice Fee of ₹30,000/- within 10 days. The Authority further directs the office to appoint the Auditor and issue the Public Notice accordingly.

4. Adjourned to **13.01.2027**

Haryana Real Estate Regulatory Authority PANCHKULA
3099
Despatche No.
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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