



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 13.11.2024.

Item No. 269.10

First extension of registration U/s – 6 of RERA, Act 2016.

Promoter: M/s Valmax Construction Pvt. Ltd.

Project: Affordable Plotted Colony for 8.05 acres situated in Sector-10, Palwal.

Reg. No.: 174 of 2017 dated 31.08.2017, valid up to 30.06.2022.

Temp ID: 729 of 2019.

1. Authority has registered the real estate project-Affordable plotted Colony measuring 8.05 Acres in Sector-10, Palwal vide Registration No. 174 of 2017 dated 31.08.2017 valid upto 30.06.2022. The Promoter has applied for first extension under FORM 'REP-V' vide letter dated 09.01.2024. The applicant has paid an extension fee of Rs.92,700/- which is in order.
2. After examining the extension application, the Authority vide its order dated 07.02.2024 observed "*license granted by DTCP was valid up to 20.07. 2022. Although promoter has applied for renewal of license, yet it is pending. Hence, Authority decided that promoter be issued show-cause notice under Section-7(1) of RERA Act, 2016 as to why registration no. 174 of 2017 may not be revoked as at present promoter has no license. As the license has expired on 20.07.2022, hence, further, sale in the project is banned.*"
3. A show cause notice dated 05.03.2024 has been issued to the promoter and suo-motu complaint no. 341 of 2024 has been registered in view thereof. The suo-motu complaint was listed for hearing on 28.08.2024.



4. Vide orders of the Authority dated 03.04.2024, the matter was adjourned for hearing on 15.05.2024 as none was present.
5. On 15.05.2024, no reply/update was received from the promoter and none was present, Authority granted last opportunity to the promoter to submit otherwise penal proceedings will be initiated. It was directed that reply by promoter be submitted at least two weeks before the next date of hearing and the matter was adjourned to 07.08.2024.
6. Vide reply dated 22.05.2024, the promoter informed that License No. 50 of 2017 dated 21.07.2017 has now been renewed upto 20.07.2024.
7. The license is still not valid as on date and the promoter be asked to submit an application for continuation of registration for the second year under Section-7 (3) of the RERD Act, 2016 as it has also become due. QPRs have been uploaded upto December 2022.
8. On 07.08.2024 (Item No. 261.32) Authority observes that registration was valid up to 30.06.2022, whereas promoter has applied for extension on 09.01.2024. Hence, Authority decided that promoter be issued show cause notice under Section-35 read with Section-61 of RERA Act, 2016 for not applying extension in time. (Show cause notice sent on 11.10.2024. Promoter was directed to reply within 15 days of issuance of the notice).
9. Authority further decided as under: -
- i. Ban on sale will continue.
 - ii. Promoter should submit CA, Engineer and Architect Certificates.
 - iii. Audit of project be got conducted from a CA firm empanelled by Authority. Public notice be given in newspapers for inviting objections from general public for which promoter should deposit Rs.10,000/- in the Authority in next 10 days. (File has been sent. Under Process)
 - iv. License be got renewed beyond 20.07.2024.
 - v. Resolution plan for completion of project be submitted.
 - vi. Promoter should apply for further extension. Beyond 31.03.2024.
10. No reply has been received from the promoter on the observations conveyed on 07.08.2024.



11. After consideration, Authority gave last opportunity to promoter to comply with the orders of Authority dated 07.08.2024 otherwise penal action will be initiated as per provisions of RERA Act, 2016. Promoter should also file up to date QPRs.

12. Adjourned to 15.01.2025.



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Executive Director,
HRERA, Panchkula

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

CA (Kakul)