



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 04.12.2024.

Item No. 271.35

First Extension under Section 6 and Continuation of Registration under Section 7(3) of the RERD Act, 2016.

Promoter: Suniva Promoters Private Limited.

Project: "Palm Residency" a real estate Group Housing project on land measuring 5.03 acres in Sector-35, Karnal.

Reg. No.: HRERA-PKL-KNL-75-2018 dated 29.11.2018 valid upto 30.12.2021.

Temp ID: 320-2018

Present: Mr. Tarun Ranga, Advocate.

1. The promoter had applied for first extension and continuation of registration of the project for three years vide letter dated 23.07.2024 and has submitted the following:

- i. Demand Draft No. 256327 dated 19.07.2024 Rs. 45,000/- as extension fee.
- ii. Occupation Certificate in respect of buildings (Block-1, (92 Flats), Block-2 (82 Flats), Block-4 (54 EWS Flats) and Community Building) dated 09.07.2013 by the DTCP. Occupation Certificate in respect of Block 3 dated 27.11.2015.
- iii. Copy of application for Occupation Certificate in respect of buildings (Block-5 (Tower K) C3 Type Units and Community Area – 6 Shops in Block- 4) submitted to DTCP on 10.02.2020.
- iv. License No. 456 of 2006 dated 10.02.2006 renewed upto 09.02.2025.



v. Explanatory note – The Construction work has been completed for Blocks 1 to 4 out of 5 total blocks. Occupation Certificate for Blocks 1 to 4 has been received. In Block 5, a total of 2 towers are planned, one tower has been completed where C3 type units are approved, the promoter has applied for occupation Certificate for this tower along with commercial/shopping area. The remaining construction involves only one tower in Block 5. The Promoter has not commenced construction on this tower because no units in it have been sold yet. Development works are complete for Blocks 1 to 4 and partially complete for C3 type units tower in Block-5.

vi. QPRs have been uploaded upto 30.09.2019.

2. On 11.09.2024 – “Authority observed that registration was valid upto 30.12.2021 whereas promoter has applied for extension on 23.07.2024, i.e., after more than 2.5 years. Hence, Show cause notice under Section-35 r/w Section-61 of RERA Act, 2016 as to why penalty may not be imposed for not seeking extension be issued. (Show Cause Notice dated 08.11.2024 has been issued to the Promoter via registered post and email)

Authority decided to ban sale in the project as the validity of project expired on 30.12.2021. Promoter be asked to deposit deficit fee of Rs. 35,076/- as well as late fee. Promoter should submit an affidavit giving details of the flats/apartments sold as well as submit CA, Architect, Engineer Certificates and photographs of project. Complete resolution plan for completion of project be also submitted before next date of hearing.”

3. Vide letter dated 19.11.2024 , Promoter has submitted the following along with photographs :

- i. Provided calculations for extension fee and deposited Rs. 90,900/- as extension fee. The Promoter has calculated extension fee of three years - Rs. 1,11,980/- and has paid Rs. 45,000(already paid) + Rs. 90,000 = Rs. 1,35,000/-.
- ii. Architect Certificate dated 30.10.2024 which states that 91.81% work of the project has been completed.
- iii. Engineer Certificate dated 30.10.2024 which states that 91.81% work of the project has been completed.
- iv. Completion Schedule of the Project:
Block 1 to 4 - O.C. received.
Commercial – OC applied.



Block 5 Tower K (C3 Type units) – OC applied.

Block 5 Tower J – Apartments will be completed by – 20.12.2026

- Road & Pavements – 30.01.2027
- Water Supply – 30.03.2027
- Sewerage & STP – Completed
- Storm Water Drainage – Completed
- Electrical – 15.05.2027
- Completion – 30.08.2027

v. 331 Apartments have been sold out of total 361 units.

4. It is pertinent to state that Promoter has not submitted reply to the Show Cause Notice dated 08.11.2024 and C.A Certificate. Extension fee is deficit by Rs.3,27,378/-. As per resolution dated 07.08.2024, late fee is Rs.3,08,252/- and penalty is Rs.3,39,077/-.

5. Ld. Counsel Mr. Tarun Ranga submitted that deficit fee of Rs.3,27,378/-, late fee of Rs.3,08,252/- and penalty of Rs.3,39,077/- have already been deposited and reply to show cause has also been submitted. Authority decided that amount be verified and reply be examined by Project Section and report submitted on next date of hearing.

6. Adjourned to 29.01.2025.



all done
21/25

True copy

Deen

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)