



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 11.12.2024.

Item No. 272.21

Extension of registration u/s 7(3) of the RERA Act, 2016.

Promoter: Maxheights Promoters Private Limited.

Project: Affordable Group Housing Project on 5 Acres situated in Village Nangal Kalan, Sector 61, Sonapat, Haryana.

Reg. No.: 334 of 2017 dated 24.10.2017 valid upto 31.12.2018.

Temp ID: 833-2020

1. The Authority had registered this project on 24.10.2017. Vide letter dated 03.04.2024, the promoter has applied for further continuation of registration of project upto 31.12.2024.

2. The promoter has applied on prescribed proforma Rep-V Form. The promoter has deposited Rs 4,42,292/- as fee for extension which is deficit by Rs.99,982/-. The promoter has submitted copy of OC received on 06.03.2019. The promoter has applied for extension of gap period in view of the orders of Authority in Suo Motu Complaint No. 1671 of 2023.

3. The promoter has submitted certificate for consent to establish, environment clearance certificate, approval letter of building plans, service plans and estimates. Status of renewed license has not been submitted. As per Architect certificate dated 31.03.2024, 100% of development/construction works have been completed. The promoter has submitted a CA certificate dated 01.04.2024 which states that the certificate has been issued on special request of the company for submission to H-RERA Authority Panchkula.



4. Online QPRs have been filed upto 31.12.2023. The Authority on 24.04.2024 decided that promoter should deposit the deficit fee of Rs.99,882/-. After that request of promoter will be considered.
5. Reply was not received from the promoter. Further, the Authority in its Suo Motu Complaint No. 1671 of 2023 vide order dated 01.05.2024 has ordered that as per the provisions of RERD Act, 2016 and orders of Hon'ble Supreme Court passed in M/s Newtech Promoters & Developers (P) Ltd. Vs. State of UP & Others, compliances are to be made till the grant of completion certificate. Therefore, the promoter was asked to apply for extension of the real estate project upto the date of grant of completion certificate by the competent Authority. Further, License of the colony has still not been renewed by DTCP, Haryana.
6. The Authority on 03.07.2024 vide item no. 258.12 decided to grant extension under section 6 of RERA Act, 2016. Further, Promoter was directed to deposit deficit fee of Rs. 99,882/- conveyed in the meeting held on 24.04.2024 so that extension under Section 7(3) may be considered. Certificate of extension has been issued to the promoter on 09.09.2024. The promoter has not further replied to the observations made by the Authority.
7. The promoter had applied for extension of this group housing colony on 03.04.2024. Occupation certificate of this project was granted on 06.03.2019. A fee of Rs. 1,29,110/- was deposited by the promoter while applying for extension. On 03.07.2024, Extension under section 6 of the RERA Act (up to 31.12.2019) was granted by the Authority and the Authority further adjourned the matter to deposit deficit extension fee.
8. The Authority vide orders dated 01.05.2024, had decided that as per provisions of RERA Act, 2016 and orders of Hon'ble Supreme Court in M/s Newtech promoter's V/s State of UP and others, compliances are to be made till grant of completion certificate. Hence, the Authority on 09.10.2024 vide Item No. 266.09 observed that: -
- i. Promoter should deposit deficit fee of Rs.3,87,315/-
 - ii. Promoter should apply for extension for the years 31.12.2019 to 31.12.2024 by depositing extension of Rs.5,16,425/- for each year.
9. As per Resolution dated 07.08.2024, late fee comes out to Rs. 10,32,850/-. Since, the promoter had applied for extension on 03.04.2024 (after a gap of 64 months) therefore, the Penalty comes out to Rs. 33,05,120/-.



10. After consideration, Authority decided that promoter should comply with the orders of Authority dated 09.10.2024 and deposit late fee and penalty mentioned above as per resolution dated 07.08.2024 before next date of hearing.

11. Adjourned to 05.02.2025.



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13/1/25

True copy

Handwritten signature

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 (shubham)