



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 22.01.2025.

Item No. 276.29

Extension under Section 6 and continuation of registration under Section-7(3) of the RERA Act, 2016.

Promoter: Suman Villas Pvt. Ltd.

Project: Jhajjar One - a group housing colony on land measuring 5.164 acres in Sector 8, District Jhajjar.

Reg. No.: HRERA-PKL-JJR-57-2018 dated 17.10.2018 valid upto March, 2020.

Temp ID: 592-2019.

1. The Authority had registered this group housing colony on 17.10.2018. Thereafter, vide letter dated 22.04.2024, the promoter had applied for further extension of registration which was placed before the Authority in its meeting held on 08.05.2024 vide item no. 252.13 wherein it was observed that registration of the project was valid up to March 2020 and no completion certificate has been submitted. Promoter has applied for extension on 22.04.2024, i.e., after a gap of four years. License was valid up to 18.03.2024.

2. After consideration, Authority decided to ban further sale in the project as validity of registration and license has expired. Promoter be issued show cause under Section 35 read with Section-61 of RERA Act, 2016 for violating the provisions of Act and as to why penalty for violating the provisions of the Act/Rules may not be imposed. Managing Director/ one of the Directors be personally present on next date of hearing.

In view of the above, show cause notice dated 18.06.2024 was issued to the promoter.

3. Vide letter dated 23.07.2024, the promoter had submitted reply to the above show cause notice mentioning therein that: -



1/3

- a. The NCLT vide its order dated 8-Apr-2022 had initiated the Corporate Insolvency Resolution Process (CIRP) against the Suman Villas Pvt. Ltd and declared moratorium in terms of Section 14 of the IB Code-2016.
- b. That the initiation of the subject suo-motu complaint in October, 2022 against the Suman Villas Pvt. Ltd during the pendency of the insolvency proceedings was bad, illegal and not maintainable. Without prejudice to the above submission, the proceedings continued and after passing of resolution plan, application for extension was filed on 22.04.2024.
- c. The NCLT vide its order dated 14-May-2024 has approved the Resolution Plan and vacated the moratorium declared vide order dated 8-Apr-2022 and in view of the same, now the 'Max Heights Infrastructure Limited' has become the successful resolution applicant and has taken over the Suman Villas Pvt. Ltd with limited liability and obligations, under the supervision of the Supervisory Committee. Moreover, in view of the aforesaid NCLT order dated 14-May-2024 the Successful Resolution Applicant (Max Heights Infrastructure Limited) has to bear limited liability and perform limited obligations.
- d. In view of the submission made above, the promoter has submitted: -
 - i. Copy of approval of revised building plan dated 05.11.2020. Plans not submitted
 - ii. Copy of approval of revised service plan/estimates. Service Plans not submitted.
 - iii. Approval letter of electrification plan.
 - iv. Copy of DD of Rs 6 Lakhs.
 - v. QPRS have been filed. (Up to 30.06.2024)
4. Therefore, the counsel had requested that extension application be considered and extension be granted to successful resolution applicant (Max Heights Infrastructure Limited) without imposing penalty or initiating any adverse proceedings.
5. On 14.08.2024, Authority decided that copy of renewal of license be submitted. The promoter has not submitted group housing building plans to calculate the extension fee.



6. On 23.10.2024, Ld. Counsel submitted that reply will be filed shortly. The Authority further directed that building plans of Group Housing as well as status of renewal of license be also submitted before next date of hearing. However, no reply has been submitted till date.

7. Further, extension fee, late fee and Penalty can only be computed after the submission of group housing building plans by the promoter.

8. On 18.12.2024, Ld. Counsel submitted that reply has been filed in the registry today. The Authority decided that reply be examined and report submitted on next date of hearing and promoter be conveyed computation of fee, late fee and penalty so that it is deposited by promoter before next date of hearing.

9. Now, vide letter dated 19.12.2024, the promoter has submitted reply to the above, stating that the Max Heights Infrastructure Limited has become Successful Resolution Applicant and has taken over the Suman Villas Pvt. Ltd. with limited liability and obligations under the supervision of the Supervisory Committee and in view of the points highlighted in the agenda meeting, the following documents are submitted: -

- i. Building Plans
- ii. Service Plans (However copy of service estimates are not submitted)
- iii. Letter issued by the DTCP, Haryana towards one time settlement in furtherance of renewal of licence (however copy of renewal of licence and status of renewal of licence still not submitted).

10. After the computation the late fee according to notification dated 07.08.2024 stands at Rs.2,35,070/- and extension fee comes at Rs.1,17,535/- for 1 year. The promoter should apply for upto date extension and the penalty for late application for extension stands at Rs.4,70,140/-.

11. Further the applicant is requesting for extension without imposing any penalty or initiating any adverse proceedings.

12. After consideration, Authority decided as under:-

- i. Promoter has applied for extension for one year whereas registration was valid up to March, 2020. Promoter should apply extension for remaining years alongwith extension fee.



- ii. As the matter was pending in Hon'ble NCLT, charging of late fee/ penalty be examined by project section.
 - iii. Letters of approvals of building plans, service plans/ estimates be submitted.
 - iv. Copy of service estimates be submitted.
 - v. Status of renewal of license along with letter be submitted.
13. Ban on sale to continue.
14. Adjourned to 02.04.2025.



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 (Consumer)~~ 6/2/25
CA (Consumer)