



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 29.01.2025.**

**Item No. 277.39**

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

**Promoter: Suniva Promoters Private Limited.**

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

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

**Temp ID: 320-2018**

**License No.: 456 of 2006 dated 10.02.2006 renewed upto 09.02.2025.**

**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. After considering the application dated 23.07.2024, 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 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.*"



2. Vide letter dated 19.11.2024, Promoter had submitted the following along with photographs:

- i. Provided Calculation 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 -91.81% work completed.
- iii. Engineer Certificate dated 30.10.2024 - 91.81% work 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.

3. 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 of Rs. 3,08,252/- and penalty of Rs. 3,39,077/- are also payable.

4. On 04.12.2024, Ld. Counsel Sh. Tarun Ranga has submitted that deficit of Rs. 3,27,378/- , late fee is Rs. 3,08,252/- and penalty Rs. 3,39,077/- have already been deposited and reply to show cause notice has also been submitted. Authority decided that amount be verified and reply be examined and report submitted on next date of hearing.

5. Vide Reply dated 28.11.2024, 03.12.2024 and 11.12.2024, Promoter has submitted the following:

- i. Promoter has submitted reply to the show cause notice dated 08.11.2024. The Promoter has mentioned that the project consists of five blocks. Occupation Certificate has been obtained for Block 1 to Block 4. In Block 5, there are two towers J and K. The construction of Tower K has been completed for which Occupation Certificate has been applied. As for Tower J, no apartments have been sold, and no construction work has started yet. We were planning to delicense this balance area, which why the promoter could not apply for extension earlier. The Promoter requested not to impose any penalty.
- ii. C.A. Certificate dated 07.12.2024 –  
Total estimated cost of construction of project – Rs. 5988 Lakhs  
Total cumulative cost incurred on construction – Rs. 5262.45 Lakhs  
Percentage of remaining work of the Project – 12.11 %



Estimated cost to be incurred for completion of project – Rs. 725.55

- iii. Affidavit cum undertaking that total 331 no. of flats/apartments out of 361 have been sold in the said project. Requested to provide Login ID and Password. (Login ID and Password – sent)
6. Promoter has not deposited deficit extension fee as well as late fee and penalty as per resolution dated 07.08. 2024. QPRs have been uploaded upto 30.09.2019. The Promoter has applied for extension U/s-6 and continuation of Registration U/s- 7(3) for three years, i.e., upto 30.09.2025 (including Covid Extension of 9 months).
7. After consideration, Authority decided that promoter should deposit deficit fee, late fee and penalty already conveyed. A CA firm empanelled by Authority be appointed to conduct audit of project and a public notice in two newspapers be got published for inviting objections from general public.
8. Promoter should deposit Rs.41,300/- as auditor fee and Rs.10,000/- public notice charges before next date of hearing.
9. Adjourned to 09.04.2025.



True copy

  
Executive Director,  
HRERA, Panchkula

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

UP (Kakul)