



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 23.04.2025.

Item No. 285.41

Continuation of registration u/s 7(3) of the RERD 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. First extension granted upto 31.12.2019.

Temp ID: 833-2020.

1. 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 ₹ 99,882/- conveyed in the meeting held on 24.04.2024 so that extension under Section 7(3) may be considered. Certificate of extension was issued to the promoter on 09.09.2024.

2. 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 ₹ 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.

3. 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: -



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- 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.

4. As per Resolution dated 07.08.2024, late fee comes out to ₹ 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 ₹ 33,05,120/-. The Authority on 11.12.2024 had 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.

5. On 26.03.2025, Counsel appearing on behalf of promoter informed that they are in process of filing a CWP in the Hon'ble High Court against DTCP, Haryana as completion certificate has not yet been granted. He further requested the Authority to reduce the extension fee/penalty relating to cases where Occupation certificate has been granted by the Department. Authority directed the promoter to submit written reply in this regard and also apply for extension of the project till the time completion certificate is granted. Reply has not been received so far.

6. Since no reply has been received from the promoter, the Authority decides to grant one last opportunity to the promoter to file reply failing which the request of the promoter shall be rejected. Copy of these proceedings be sent the promoter through e mail and registered post.

7. Adjourned to 30.07.2025.



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.

2A Shubham
Subram
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