



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 09.07.2025.

Item No. 292.25

Extension under Section 6 and continuation of registration under Section-7(3) of the RERD Act, 2016 – Suman Villas Pvt. Ltd.

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.

Present: Adv. Rishabh Jain on behalf of the promoter.

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 had 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 the 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.

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



(18)

4. Now, vide letter dated 23.07.2024, the promoter has submitted reply to the above show cause notice mentioning therein that:-

- 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 ₹ 6 Lakhs.
 - v. QPRS have been filed. (Up to 30.06.2024)

5. Therefore, the counsel has requested that extension application be considered and extension be granted to successful resolution applicant (Max Heights Infrastructure Limited) with imposing penalty or initiating any adverse proceedings.

6. On 14.08.2024 after consideration, Authority decided that copy of renewal of license be submitted. The promoter has not submitted group housing building plans to calculate the extension fee.

7. 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.



8. Further the computation of extension fee, late fee and Penalty can only be computed after the submission of group housing building plans by the promoter.
9. 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.
10. 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).
11. After the computation the late fee according to notification dated 07.08.2024 stands at ₹2,35,070/- and extension fee comes at ₹1,17,535/- for 1 year and the promoter should apply for upto date extension and the penalty for late application for extension stands at ₹4,70,140/-
12. Further the applicant is requesting for extension without imposing any penalty or initiating any adverse proceedings.
13. The Authority in its meeting held on 22.01.2025 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.
 - vi. Ban on sale to continue.



14. On the Last date of hearing i.e. 02.04.2025, Adv. Rishabh Jain appeared on behalf of the promoter and submitted that reply has been filed vide letter dated 31.03.2025. The Authority directed the office to examine the reply and place it before the next date of hearing.
15. Vide reply dated 31.03.2025, the promoter has submitted the following:-
- The project 'Jhajjar One' a Group Housing Colony on the land measuring 5.164 acres at Sector 8, Jhajjar, Haryana registered with the HRERA, Panchkula vide registration no. HRERA-PKL-57-2018 dated 17-Oct-2018, is being marketed and developed by the Suman Villas Pvt. Ltd.
 - It is pertinent to state that 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. At present, the promoter (Suman Villas Pvt. Ltd) is under transition phase as new directors and sharing holders are taking control of the affairs of the promoter company.
 - The Promoter seeks extension of RERA registration for a period of six years, i.e, till March, 2026. Further a sum of ₹6,00,000/- (Rupees Six Lakh only) was deposited towards extension fee of six years, on 23-Jul-2024. Therefore, a total of ₹7,50,000/- had been submitted towards extension fee.
 - Moreover, in view of the observation under para 10 of proceeding of the Agenda Meeting held on 22-Jan-2025, the extension for one year comes out to be ₹1,17,535/-, and for six years it will be ₹7,05,210/- excluding the late fee and penalty, if any imposed. Albeit, the promoter respectfully beseeches for not taking any adverse action as the Successful Resolution Applicant has taken control of the promoter company in terms of the resolution plan.
 - The letters of approval of:
 - Building plans is attached as Annexure X1
 - Service plans/estimates is attached as Annexure X2.
 - The complete set of service estimates has been submitted in the Authority on 23-Jul-2024 under Annexure Z5 from page 19 to 146.
16. Also Vide reply dated 20.05.2025, the promoter has submitted that:-
- The Promoter seeks extension of RERA registration for a period of seven years, i.e., till September, 2027. Recently trends have made the Promoter realise that it will take longer than as anticipated in reply filed earlier. Further a sum of ₹6,00,000/- (Rupees Six Lakh only) was deposited towards extension fee on 23-Jul-2024. Therefore, a total of ₹7,50,000/- had been submitted towards extension fee.
 - The extension for one year comes out to be ₹1, 17,535/-, and for seven years it will be ₹8,22,745/- excluding the late fee and penalty, if any imposed. Albeit, the promoter



- respectfully beseeches for not taking any adverse action as the Successful Resolution Applicant has taken control of the promoter company in terms of the resolution plan.
- c. It is submitted that the CIRP commenced from 8-Apr- 2022 (Annexure Z1 of reply submitted on 23-Jul-2024) and the resolution plan was approved on 14-May-2025 (Annexure Z3 of reply submitted on 23-Jul-2024), thereby the proceeding of insolvency were dropped. The HRERA registration for the aforesaid project was liable to expire on March, 2020 after adding de facto extension of six months due to Covid 19, the final date of lapse of registration comes out to be 30 September, 2020. The calculation of total fee is tabled
- d. The Promoter has deposited (online transfer) the sum of ₹6,83,927/- on 19- May-2025 via following transaction details: RTGS/ ICICR42025051900550891/ UTIB0001752/ HARYANA REAL ESTATE REGULATORY
- e. Recently the Promoter has received approval of revised service plan/estimates, the copy of which is attached as Annexure W1.
- f. The Directorate of Town & Country Planning, Haryana has granted the renewal of licence till 18-Mar-2029. The copy of the letter is attached as Annexure W2. Moreover, the promoter has also got changed the shareholding pattern of Suman Villas Pvt. Ltd from the office of the Directorate of Town & Country Planning, Haryana. The copy of change of shareholding is attached as Annexure W3.
17. Upon Perusal of records, it is found that that the extension fee, late fee and Penalty already conveyed to the promoter are in order and promoter is eligible to apply for extension upto December 2025(including 9 months covid period). The promoter has submitted a fee of ₹ 14,33,927/- and the fee for extension including late fee & penalty till Dec. 2025 stands at ₹ 12,92,685/-, therefore the fee is in order.
18. Today Adv. Rishabh Jain(counsel) appeared and submitted that Max Heights Infrastructure Limited has 100% shareholding in Suman Villas Pvt. Ltd. and the promoter and licensee is still Suman Villas Pvt. Ltd. The Authority after consideration decided to grant extension from March 2020 to December 2025 (including 9 months covid period). The Registration shall therefore remain in force till 31.12.2025. Certificate be issued accordingly.
19. Disposed of.



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.



