



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 01.10.2025.

Item No. 301.15

Application under Section 39 of RERA Act, 2016 for rectification of order dated 18.07.2025.

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.(Extension granted upto 31st December 2025).

Temp ID: 592-2019

1. Vide letter dated 10.09.2025, the promoter has submitted the following:-

"We, M/s Suman Villas Pvt. Ltd., the registered promoter of the real estate project "Jhajjar One" situated at Sector-8, Jhajjar, Haryana, respectfully submit this application under Section 39 of the Real Estate (Regulation and Development) Act, 2016 ("the Act") seeking rectification of an apparent mistake in the order dated 18.07.2025, whereby the registration validity was extended only up to 31.12.2025 instead of 30.09.2027, as applied for, approved by the Authority in its meeting, and supported by statutory approvals and fee deposits.

I. Background of the Project and Insolvency Resolution:

- i. The project "Jhajjar One" was launched by M/s Suman Villas Pvt. Ltd. but suffered delays due to market conditions, the ban imposed by the Hon'ble NGT on construction activities in NCR, and severe financial distress.*
- ii. The Company was admitted into Corporate Insolvency Resolution Process (CIRP) under Section 7 of the Insolvency and Bankruptcy Code, 2016 (IBC). The Hon'ble National Company Law Tribunal, Chandigarh Bench, vide order dated 14.05.2024, approved the Resolution Plan submitted by M/s Max Heights Infrastructure Limited (Successful Resolution Applicant).*
- iii. Under the approved Resolution Plan:*



- The new management has assumed control of the project.
- The project construction completion schedule of 24 months from takeover, i.e., up to 14.05.2026, was judicially approved and is binding on all stakeholders, including authorities and homebuyers.
- Statutory approvals such as license and building plan renewals were revalidated by DTCP, Haryana up to 18.03.2029, aligning with this timeline.

II. Application and Authority's Consideration:

- i. The promoter first applied for a six-year extension of registration, valid until 2026. However, taking into account the time needed for post- construction approvals, handovers, and unexpected delays caused by the NGT ban and other external factors, the promoter later requested a seven-year extension, extending the validity up to 30.09.2027.
- ii. The requisite extension fee of ₹ 7,50,000/- was deposited on 23.07.2024, calculated up to September 2027.
- iii. The Authority, in its meeting dated 09.07.2025 (Item No. 292.25), after detailed consideration, agreed to grant an extension for seven years up to 30.09.2027 in view of the approved Resolution Plan and the exceptional circumstances faced by the project.
- iv. However, while issuing the final order dated 18.07.2025, the validity of registration was inadvertently recorded as up to 31.12.2025, instead of 30.09.2027. This is clearly a clerical error apparent from the record, inconsistent with the promoter's application, the fees deposited, DTCP renewals, and the Authority's own decision

III. Legal Grounds

- i. Section 39 of the RERA Act - empowers the Authority to rectify any mistake apparent from the record within two years of passing of the order. The present case involves only the correction of the validity date, without altering the substantive reasoning of the order.
- ii. Binding Effect of Resolution Plan under IBC - The Hon'ble Supreme Court in Ghanshyam Mishra & Sons Pvt. Ltd. v. Edelweiss Asset Reconstruction Co. Ltd., (2021) SCC 657 held that once a Resolution Plan is approved by the NCLT under Section 31 of the IBC, it is binding on all stakeholders, including government and regulatory authorities.
- iii. No Appeal Pending - The order dated 18.07.2025 has not been appealed before the Appellate Tribunal, fulfilling the first proviso to Section 39.
- v. No Substantive Alteration - The correction sought is only to bring the order in conformity with the application, the Authority's meeting decision, the statutory fees paid, and the NCLT-approved Plan. It does not amend or alter the substantive findings of the order.

IV. Prayer

In light of the above, it is most respectfully prayed that this Hon'ble Authority may kindly:



- i. Rectify the order dated 18.07.2025 to correct the registration validity of "Jhajjar One from 31.12.2025 to 30.09.2027, in line with the Authority's meeting dated 09.07.2025 (Item No. 292.25), and the extension fees deposited;
- ii. Direct issuance of a revised Registration Certificate reflecting the corrected validity date; and
- iii. Pass such other or further orders as this Hon'ble Authority may deem fit in the interest of justice, consumer protection, and timely project completion."

2. The Authority observed that the extension granted upto 31st December 2025 has been correctly recorded in the proceedings dated 09.07.2025. The promoter should therefore apply for extension for further period under section 7(3) of the Act. Disposed of.



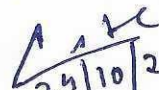
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Executive Director,
HRERA, Panchkula

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

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24/10/25