



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 24.09.2025.

Item No. 300.09

Extension under Section-6 of the RERA Act, 2016.

Promoter: The New Shri Surya EWS Cooperative Group Housing Society.

Project: "THE NEW Shri Surya EWS Cooperative GHS" on land measuring 2080 sq. mtr. situated at GH-06, SECTOR-13/17, Panipat.

Reg. No.: HRERA-PKL-PNP-271-2021 dated 12.10.2021 valid upto 31.12.2023.

Temp ID: 943-2021.

Present: Ms. Tanika Advocate on behalf of promoter through VC.

1. Vide letter dated 08.09.2025 promoter had applied on Rep-V for extension along with extension fee of ₹32000/- The promoter has requested to grant three month extension of registration of RERA certificate that is till 04.03.2024 and for placing on record Occupation Certificate. It has been mentioned that 100% work is completed at site. In the explanatory note it has been mentioned that:

"they have completed all activities (roads, sewerage, water line, drainage, parks, street lights, and electrification works), and they have also received occupation on dated 04.03.2024 from HSVP Haryana. The society is applying for extension till 04.03.2024"

The reasons for delay are mentioned as per below:

- The entire project has been duly completed on time and the fire NOC was received in 20.12.2023. Thereafter the occupation certificate was applied in month of December 2023 and the same was received on 04.03.2024.
- The applicant was well within the time in receiving the fire NOC and thereafter applying for the occupation certificate. The delay if any in receiving the occupation



certificate is due to the instrumentalities of the state. The applicant has no control over the working of competent department in granting occupation certificate. Construction works has been completed for the entire Project.

c) Along with application photographs of project has been attached and extension fee of ₹32000/- has been deposited.

2. After perusal of case file it transpired that Registration no. HRERA-PKL-PNP-271-2021 dated 12.10.2021 was valid upto 31.12.2023 and QPR uploaded till 31.03.2024.

3. Since, the promoter has submitted the extension fee of ₹32,000/-, the promoter has to pay late fee of ₹ 63,700/- along with penalty of ₹66,885/-. The promoter has not deposited cumulative penalty of ₹69,10,000/- (from 20.03.2023 to 13.10.2024) and Authority has already observed that the promoter has to upload QPRs till completion certificate is granted. The promoter has not explained the force majeure reasons for grant of extension and therefore the promoter may be asked to apply under Section 7(3) of RERD Act, 2016.

4. Today counsel for the promoter informed that in Appeal no. 354 of 2025 titled as "The New Shri Surya EWS Cooperative Group Housing Society Vs HRERA Panchkula" the Hon'ble Appellate Tribunal vide order dated 01.07.2025 has granted stay on further proceedings before the Authority.

However, stay granted by Hon'ble Appellate Tribunal is regarding the imposition of penalty of ₹69,10,000/- on not uploading the QPR's in time.

5. In view of the above, Authority directs the promoter to deposit the extension, late fee and penalty imposed on the extension application. Adjourned to 24.12.2025.



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.

CA Akshid


15.10.2025

STP on leave