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. 301.14

First Extension u/s 6 and Continuation of Registration u/s 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.

1. The promoter had applied for first extension and continuation of registration of the project for three years vide letter 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 ₹ 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 has submitted the following along with photographs :

i. Provided Calculation for Extension fee and deposited ₹ 90,900/- as extension fee. The Promoter has calculated extension fee of three years - ₹ 1,11,980/- and has paid ₹ 45,000/- (already paid) + ₹ 90,000 = ₹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

a. Road & Pavements – 30.01.2027
b. Water Supply – 30.03.2027
c. Sewerage & STP – Completed
d. Storm Water Drainage – Completed
e. Electrical – 15.05.2027
f. Completion – 30.08.2027

v. 331 Apartments have been sold out of total 361 units.

3. On 04.12.2024, Ld. Counsel Sh. Tarun Ranga has submitted reply to show cause notice and deficit of ₹3,27,378/- , late fee is ₹ 3,08,252/- and penalty ₹ 3,39,077/- have already been deposited.

4. Vide Reply dated 28.11.2024, 11.12.2024 and 03.12.2024, 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 consist 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 – ₹5988/- Lakhs

Total cumulative cost incurred on construction – ₹5262.45/- Lakhs

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Percentage of remaining work of the Project – 12.11 %

Estimated cost to be incurred for completion of project – ₹ 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)

5. 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.

6. On 29.01.2025, 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. Also, the Promoter should deposit ₹41,300/- as auditor fee and ₹10,000/- public notice charges before next date of hearing.

7. In compliance of the above orders, the auditor (M/s Kant Goyal & Associates) has been appointed vide letter dated 20.03.2024. Also public notice has been issued in 2 newspapers namely Dainik Bhaskar and The Indian Express dated 22.03.2025.

8. On 09.04.2025, Adv. Tarun Ranga appeared on the behalf of the promoter and submitted that a reply has been filed by the promoter on 02.04.2025 and the auditor in the said project has been appointed and requested some time to file the reply.

9. The Authority directed the promoter to cooperate with the Authority and to file a reply at least 10 days before the next date of hearing. The Authority further directed the promoter to submit the deficit fee, late fee and penalty conveyed to him along with ₹41,300/- as auditor fee and ₹10,000/- as public notice charges. The Authority also directed the office to scrutinize the reply dated 02.04.2025 and place it before the next date of hearing.

10. On 16.07.2025 Adv. appearing on behalf of the promoter informed that auditor fees and public notice charges has been deposited. Therefore, the Authority, directed the office to recalculate the late fee and penalty according to the resolution dated 07.08.2025 and 29.01.2025 and inform the promoter. The promoter was directed to submit comments on audit report and deposit the late fee and penalty within 15 days. A copy of renewal of license should also be submitted before the next date of hearing.

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11. In compliance of the above, office has recalculated the late fee and penalty for one year. The late fee amounts to ₹ 1,20,586/- and penalty amounts to ₹ 1,32,644/- .Extension fee amounts to ₹ 60,294/- for one year. Promoter has neither submitted comments on audit report nor deposited late fee and penalty. Copy of renewal of license has also not been submitted.

13. In view of above, the Authority directs the promoter to submit an extension fee of Rs. ₹ 1,80,882/- late fee ₹1,20,586/- and penalty of ₹ 1,32,644/. So that his case relating to the grant of extension could be considered.

14. Adjourned to 07.01.2026.

Haryana Real Estate Regulatory Authority
11275
Despatche No
Date 23/10/25
PANCHKULA

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.

STP

LA (AKG I)
24-10-2025