



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 03.12.2025.

Item No. 306.12

Request for withdrawal of RERA Registration Certificate from the website in view of it being superseded on issuance of fresh registration certificate on being partially migrated and balance area surrendered.

Promoter: M/s Samsung Overseas Ltd.

Project: "Satiija Smart Colony- I & II"- an Affordable Residential Plotted Colony under DDJAY, 2016 being developed on land measuring 7.168 acres & 14.84 acres respectively situated in the revenue estate of Village(s) Rattangarh & Jhamra, Sector 5, Tehsil Shahabad, District Kurukshetra.

**Reg. No. i. Regd. No. HRERA-PKL-KUK-182-2019 dated 06.12.2019 valid upto 30.09.2023
ii. Regd No. HRERA-PKL-KUK-142-2019 dated 02.09.2019 valid upto 31.12.2020.**

Present. Adv. Subhadra Shukla along with Adv. Neeraj Puri through video conferencing.

1. The Authority in its meeting held on 21.11.2023 and 10.01.2024 had observed that while granting RC No. HRERA-PKL-KUK-337-2022 dated 22.08.2022, RC's No. 142-2019 and 182-2019 have been superseded. Hence, after consideration, Authority decided that instead of withdrawing the RC's. Addendum be issued to the effect that RC No's 142-2019 and 182-2019 have been superseded by RC No. HRERA-PKL-KUK-337-2022 dated 22.08.2022.

2. Further, earlier issued RC Nos. 142-2019 and 182-2019 needs to be withdrawn from the list of registered projects.

3. Since, RC No. 337-2022 has been issued superseding RC No's 142-2019 and 182-2019, therefore, combined Addendum had been prepared.



4. No QPRs have been filed by promoter in RC No. 142/2019 and 182/2019 and the promoter should upload QPRs up to 22.08.2022 i.e. up to the date of granting new registration. However, QPRs up to December 2023 has been filed in RC No. 337/2022.

5. After consideration, Authority decided that promoter should file QPRs in RC No. 142/2019 and 182/2019 up to 22.08.2022. Adjourned to 29.05.2024.

6. Since QPRs were not filed by the promoter and none was present, the Authority on 12.06.2024 had adjourned the matter.

7. Further, the promoter vide letter dated 14.08.2024 had requested for assistance in retrieval of the username and password created for above RC Nos for fulfilling QPR compliance. The same was provided by the IT cell on the registered mail ids on 22.08.2024. QPRs have still not been filed by the promoter so far.

8. On 04.09.2024, the Authority observed that username and password have been provided to promoter on 22.08.2024. Promoter should file up to date QPRs before next date of hearing failing which penal proceedings will be initiated under the provisions of RERA Act, 2016.

9. No reply was received till 20.11.2024.

10. The matter was heard by the Authority on 20.11.2024, in Item No. 270.11, in which Authority observed that:

"8. After consideration, Authority granted last opportunity to promoter for not filing up to date QPRs otherwise penal action will be initiated as per provisions of RERA Act, 2016.

9. Adjourned to 05.02.2025."

11. Neither any reply was received nor QPRs were uploaded by the promoter till 05.02.2025.

12. The matter was heard by the Authority on 05.02.2025, in Item No. 278.27, in which Authority observed that:

"12. Authority observes that the promoter has not complied with the orders of Authority dated 04.09.2024. On the last date of hearing i.e. 20.11.2024, promoter was even granted last opportunity to upload upto date QPRs otherwise penal action will be initiated as per provisions of RERA Act, 2016. The promoter has not uploaded upto date QPRs even after granting last opportunity. Hence, the promoter be issued show cause notice under Section-35 as may not be imposed under Section 63 for violating the provisions of Section 11(1) of RERA Act, 2016, and not complying with the orders of the Authority.

13. Adjourned to 23.04.2025."

13. Neither any reply was received nor QPRs were uploaded by the promoter till 23.04.2025.



14. The matter was heard by the Authority on 23.04.2025, in Item No. 285.32, in which Authority observed that:

*"13. Neither any reply has been received nor QPRs have not been uploaded by the promoter. 14. Since no reply has been received from the promoter, the Authority decides to grant one last opportunity to the promoter to file a reply failing which the request of the promoter shall be rejected. A copy of these proceedings be sent to the promoter through mail and registered post.
15. Adjourned to 30.07.2025."*

15. Neither any reply was received nor QPRs were uploaded by the promoter.

16. The matter was heard by the Authority on 30.07.2025, in Item No. 294.33, in which Authority observed that:

*"5. Today, Adv. Subhadra Shukla appeared on behalf of the promoter and sought some time to file reply. After consideration, the Authority grants an opportunity to the promoter to file reply, within one week.
18. Adjourned to 08.10.2025."*

17. Neither any reply was received nor QPRs were uploaded by the promoter.

18. On the last date of hearing i.e., 08.10.2025, Adv. Viren Sibal and Adv. Satyam Sharda appeared on behalf of the promoter and submitted that they had filed a reply dated 01.09.2025. After consideration the Authority directs the office to examine the reply and place it before the authority on the next date of hearing.

19. However, on perusal of file it is seen that no reply has been received from the promoter as mentioned in the proceedings dated 08.10.2025. Also, during the proceedings on 08.10.2025 Adv. Viren Sibal and Adv. Satyam Sharda wrongly represented the promoter, resulting into incorrect recording of proceeding. In fact both of them do not represent M/s Samsung Overseas Ltd.

20. Today Adv. Subhadra Shukla appearing on behalf of the promoter informed that QPRs have been uploaded up to the date of grant of RC No. HRERA-PKL-KUK -337-2022 dated 22.08.2022. However, on persual it is observed that the same have only been filed up to December, 2020. She requested to adjourn the matter to submit up to date QPRs.

21. Adjourned to 25.02.2026.



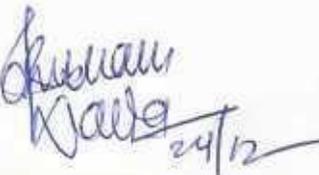
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Executive Director,
HRERA, Panchkula

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

STP


22/12

CA (Shubham)

24/12