



**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 24.12.2025.

**Item No. 308.15**

**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:** Adv. Tanika, on behalf of the promoter.

1. Vide letter dated 08.09.2025 promoter had applied on Rep-V for extension along with extension fee of ₹ 32,000/- 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:*

*a) 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.*

*b) 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 RERA Act, 2016.
4. On 24.09.2025 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 directed the promoter to deposit the extension fee, late fee and penalty imposed on the extension application.
6. Vide reply dated 15.12.2025, the promoter has submitted the late fee of ₹63,700/- and penalty of ₹66,885/- respectively. Furthermore, the promoter while justifying the reasons of delay due to force majeure conditions has submitted that;
  - a. That an allotment letter was issued by HSVP on 14.09.2015. Thereafter, possession was granted to applicant on 15.02.2016. The project has been duly completed on time and the Fire NOC was received on 20.12.2023, copy of which is already attached. The Occupation certificate was applied in December, 2023. Thereafter extension fees of ₹ 9,74,537/- (Rs.2,18,400/- paid on 30.12.2023 and ₹7,56,137/- paid on 15.01.2024) was paid to HSVP for extension.
  - b. The development of the project was adversely affected due to various orders from the Hon'ble Supreme Court, Commission of Air Quality Management in NCR and Adjoining Areas directing ban on construction activities in the NCR region and adjoining areas due to rise in the pollution levels eventually hindering development of the project.
  - c. Reliance is placed upon the judgment passed by Hon'ble Appellate Tribunal, Delhi in A/145/REAT/2024 titled as *Basant Projects Limited v. Real Estate Regulatory Authority* decided vide order dated 30.09.2024 whereby extension was



granted treating GRAP orders as 'force majeure'. The relevant extract of the judgment are reproduced;

9. "Keeping in view the aforesaid position of law on interpretation of force majeure, it is clear that GRAP orders issued for the Commission for Air Quality Management are in the nature of 'force majeure' and, hence, the appellant is entitled to the relief of extension of registration for the requested period for which the GRAP orders were enforced.

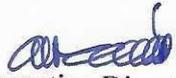
The promoter while highlighting the Force Majeure conditions has requested for grant of extension under section 6 of the Act, 2016 for the project. However, as per the documents submitted the total ban is of 59 days.

7. The promoter be directed to appraise the Authority regarding the present status of Appeal no. 354 of 2025 titled as "The New Shri Surya EWS Cooperative Group Housing Society Vs HRERA Panchkula". The present case is also listed for 24.12.2025.

8. Today Id. counsel appearing on behalf of the promoter submitted that the Appeal no. 354 of 2025 titled as "The New Shri Surya EWS Cooperative Group Housing Society Vs HRERA Panchkula" is pending before the Hon'ble Appellate Tribunal and is listed for 27.01.2026. The Authority after consideration has decided to grant extension to the promoter till 04.03.2024. The Authority directs the office to issue corrigendum for grant of extension. However, the suo-motu complaint shall continue. **Disposed Of.**



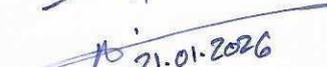
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Executive Director,  
HRERA, Panchkula

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

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