



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 24.12.2025.

Item No. 308.34

Application for grant of 3 Months Extension Due to COVID-19 Pandemic.

Promoter: Sky View Co-operative Group Housing Society Ltd.

Project: "Sky View CGHS" Group Housing colony on land measuring 0.50 acres in Sector-13-17, Panipat.

Reg. No.: HRERA-PKL-PNP-144-2019 dated 30.08.2019 valid upto 01.10.2023.

Temp ID: 467-2019.

Present: Adv. Tanika, on behalf of the promoter

1. Vide letters dated 11.09.2025 and 28.08.2025, promoter had applied for grant of 3 months extension due to COVID-19. It has been mentioned that project has been adversely affected due to COVID. Fire NOC was received on 25.04.2023 and OC was applied on 12.09.2023 and granted on 19.12.2023. It has been mentioned that OC issued by HSVP serves the requisite for completion as per Section 5(3) and 6 and no separate Completion Certificate is mandated. Promoter has requested to grant extension till 31.12.2023. In the explanatory note it has been mentioned that:

"We have completed all activities (road, sewerage, water line, drainage, parks, street light, and electrification works), and we have also received occupation on dated 19.12.2023 from HSVP Haryana. The society is applying for extension till 31.12.2023"

2. Along with application promoter has submitted POA/Board Resolution; Office order dated 26.05.2020 regarding grant of 6 months extension due to COVID-19; Copy of Occupation Certificate; CA Certificate; Architect Certificate; Engineer's Certificate; Maps and photographs.



3. After perusal of office record it transpired that Registration no. HRERA-PKL-PNP 144-2019 dated 30.08.2019 was valid upto 01.10.2023 and QPR uploaded till 31.12.2023. In Suo-motu complaint no. 1975 of 2022, vide order dated 19.02.2025, Authority has observed that:

9. *The representative informed that QPRs have been uploaded till 31.12.2023 on 20.10.2024. Vide reply dated 21.10.2024, the promoter states that OC of the project has been granted on 19.12.2023 and requests to waive off the cumulative penalty imposed in the interest of justice since they do not intend to generate profit from this development as they are a cooperative housing society. They have also stated that the Authority is requested to consider their OC as Completion Certificate.*

10. *The Authority observes that the promoter has to upload QPRs till completion certificate is granted. Further, the Authority opined that it does not have powers to review its own orders, therefore, the respondent should seek alternate remedies. Since the QPRs upto June 2022 have been uploaded on 20.10.2024, the respondent is directed to deposit the cumulative penalty of ₹70,60,000/- (from 20.03.2023 to 20.10.2024) in the registry of the Authority before the next date of hearing failing which interest will be charged.*

4. The promoter has not deposited cumulative penalty of ₹70,60,000/- (from 20.03.2023 to 20.10.2024) and Authority has already observed that the promoter has to upload QPRs till completion certificate is granted.

5. On 24.09.2025, counsel for the promoter informed that in Appeal no. 360 of 2025 titled as "Sky View Cooperative Group Housing Society Ltd. 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 has been granted by Hon'ble Appellate Tribunal regarding the imposition of penalty of 70,60,000/-. In view of the above, Authority decided to await further orders from the Hon'ble Appellate Tribunal.

6. Today Id. counsel appearing on behalf of the promoter submitted that the Appeal no. 360 of 2025 titled as "Sky View Cooperative Group Housing Society Ltd. 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 31.12.2023. The Authority directs the office to issue corrigendum for grant of extension. However, the suo-motu complaint shall continue. Disposed of.



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


3/1/01

~~CA Arun I~~
A 21.01.2026

212