



**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 01.04.2026.**

**Item No. 317.08**

**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 09.02.2030.**

1. The promoter had applied for first extension and continuation of registration of the project for three years vide letter dated 23.07.2024.

2. Vide letter dated 19.11.2024, Promoter had submitted the following along with photographs:

- a. 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/-.
- b. Architect Certificate dated 30.10.2024 -91.81% work completed.
- c. Engineer Certificate dated 30.10.2024 - 91.81% work completed.
- d. 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
  - Road & Pavements – 30.01.2027
  - Water Supply – 30.03.2027
  - Sewerage & STP – Completed
  - Storm Water Drainage – Completed
  - Electrical – 15.05.2027



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- Completion – 30.08.2027
- e. 331 Apartments have been sold out of total 361 units.

3. Vide replies dated 28.11.2024, 03.12.2024 and 11.12.2024, Promoter has submitted the following:

- The Promoter has mentioned that the project consists 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.
- 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
  - Percentage of remaining work of the Project – 12.11 %
  - Estimated cost to be incurred for completion of project – ₹ 725.55
- 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 has been sent to the Promoter)

4. 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.

5. In compliance of the above orders, the auditor (M/s Kant Goyal & Associates) was appointed vide letter dated 20.03.2024. Also, public notice has been issued in two newspapers namely Dainik Bhaskar and The Indian Express dated 22.03.2025. No objections have been received till date.

6. On 09.04.2025, Adv. Tarun Ranga appeared on the behalf of the promoter and submitted that 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. 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.

7. On 16.07.2025, Adv. appearing on behalf of the promoter informed that auditor fees and public notice charges have been deposited on 14.07.2025. 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.

8. 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.

9. In view of above, the Authority on 01.10.2025 directed the promoter to submit an extension fee of ₹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.

10. On 07.01.2026, it was observed that the promoter initially sought continuation of registration for a period of 3 years, i.e., till 30.12.2024. Since that period has lapsed, the promoter is directed to submit fee for continuation of registration for fourth and fifth year. This Authority has re-calculated the fee for extension inclusive of late fee and penalty which come out to be ₹ 6,83,897/-. Perusal of the office records reveals that the promoter has till date submitted an amount of ₹ 4,49,000/-, the promoter is directed to submit an amount of ₹ 2,34,897/- for continuation of registration for fourth and fifth year.

11. Vide letter dated 16.03.2026, the promoter has submitted calculation of extension fee, late fee and penalty and also submitted copy of renewed license which is now valid upto 09.02.2030.

12. It is pertinent to state that the promoter has sought extension upto 30.09.2026 (including 9 months COVID Extension). Therefore, the promoter has sought extension of four years and nine months which shall be valid upto 30.09.2026. Perusal of the office records reveals that the promoter has till date submitted an amount of ₹ 4,49,000/-. Extension fee for one year amounts to ₹ 60,000/-. Extension fee for four years amount to ₹ 2,40,000/-. Late fee as per resolution dated 07.08.2024 and 29.01.2025 amounts to ₹ 1,20,586/- and penalty amounts to ₹ 1,31,979/-. The Promoter should deposit the remaining amount of ₹ 43,566/- and submit comments on the audit report received on 21.04.2025.



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13. Vide reply dated 01.04.2026 the promoter has deposited ₹50,500/- and submitted that they have no comments regarding audit report as no serious discrepancies were found during audit of the project.

14. Today, the Authority has decided to grant extension for a period of nine months (as per Office Order dated 26.05.2020 and Resolution passed by the Authority on 02.08.2021 (vide Item No. SPL-I) as a force majeure event due to Covid-19 under section (6) of the Real Estate (Regulation & Development) Act, 2016 and Continuation of Registration under Section-7(3) of the Real Estate (Regulation & Development) Act, 2016, which shall be valid upto 30.09.2026. Certificate of extension be issued accordingly.

15. Disposed of.



True copy

*[Handwritten Signature]*  
Secretary (Acting),  
HRERA, Panchkula

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

*[Handwritten Signature]*  
20/4/26  
STP

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LA-Kakul

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