



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, hrerapl-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 07.02.2024.

Item No. 241.08

Extension of registration U/s 6 of RERD Act, 2016.

Promoter: M/s Valmax Construction Pvt. Ltd.

Project: "Valmax City" - Affordable Plotted Colony measuring 8.05 acres situated in Sector 10, Palwal, Haryana.

Reg. No.: 174 of 2017 dated 31.08.2017, valid up to 30.06.2022.

Temp ID: 729 of 2019.

1. The Authority has registered the real estate project namely "Valmax City" an affordable plotted housing colony measuring 8.05 acres in Sector-10, Palwal, vide Registration No. 174 of 2017 dated 31.08.2017 valid upto 30.06.2022

2. The Promoter through its authorised signatory has applied for the continuation of registration for the first year under FORM 'REP-V' vide letter dated 09.01.2024. Following information has been submitted by the applicant :

- i. Extension Fee of Rs.92,700/- via Demand Draft bearing no. 004306 dated 15.12.2023, issued by Axis Bank Ltd. Fee is in order.
- ii. Authenticated plan of project showing the stage of development/construction works undertaken till date

The applicant informed that the project is completed in all respect and services have been laid down at site and STP installation works is in progress at site. The application for grant of Completion Certificate shall be submitted to the DTCP office within the next 8-9 months.



iii. Explanatory note regarding the stage of development/construction works in the project and reason for not completing the development works within the period declared in the declaration submitted in REP-II at the time of making application for registration of the project.

The applicant has mentioned in the explanatory note that almost 86% of civil construction works of the project have been completed and the project shall be completed in the next 7-8 months. The development works have been completed at site except STP works which is going on and is in progress.

iv. Architect Certificate states the following status of construction/development as completed on 30.11.2023

- a) Internal Roads and Pavement – 97%
- b) Water Supply – 98%
- c) Electrical Infrastructure – 98%
- d) Storm Water Drainage – 98%
- e) STP and WTP -97%
- f) Park and Playground -98%

Total percentage of works done till 30.11.2023 is 86%

v. Chartered Accountant's Certificate states the following status of expenditure incurred upto 30.11.2023 on development/construction as under:

I. Internal Roads and Pavement

Estimated Cost : 229.48

Expenses incurred upto 30.11.2023 – 222.59

Balance to be incurred – 6.88

Total percentage completed – 97%

II. Water Supply

Estimated Cost : 191.06

Expenses incurred upto 30.11.2023 – 187.23

Balance to be incurred – 3.82

Total percentage completed – 98%

III. Storm Water Drainage

Estimated Cost : 94.06

Expenses incurred upto 30.11.2023 – 92.17

Balance to be incurred – 1.88

Total percentage completed – 98%



IV. STP and WTP

Estimated Cost : 139.46

Expenses incurred upto 30.11.2023 – 136.17

Balance to be incurred – 2.78

Total percentage completed – 98%

V. Park and Playground

Estimated Cost : 3.36

Expenses incurred upto 30.11.2023 – 3.25

Balance to be incurred – 0.10

Total percentage completed – 97%

VI. Street Lighting

Estimated Cost : 30.87

Expenses incurred upto 30.11.2023 – 30.25

Balance to be incurred – 0.61

Total percentage completed – 98%

TOTAL

So, the total estimated cost of project – 686.89

Total expenses incurred upto 30.11.2023 - 672.19

Total Balance to be incurred is – 16.1

Summary of Costs/Receipts as per CA Certificate -

- i. Total receipt from allottees till the date, i.e., 30.11.2023 – Rs.11,87,75,262/-
- ii. Total amount receivable from allottees – Rs.3,13,52,748/-
- iii. Total No of plots – 209
- iv. Total number of plots booked/sold upto 30.11.2023 – 142

3. The applicant has also submitted a copy of directions by District Town Planner on 22.02.2023 for renewal of license No. 50 of 2017 dated 21.07.2017.

4. A copy of approval of service plan /estimate dated 20.11.2019 granted by Directorate of Town and Country Planning. No legible estimates enclosed. Observations on renewal of license conveyed by DTCP on 22.02.2023. License No. 50 of 2017 dated 21.07.2017 was valid up to 20.07.2022. The promoter has applied for renewal of license on 06.01.2023 to the



DTCP and the DTCP vide letter dated 22.02.2023 had conveyed a number of objections. No further update has been given.

5. Authority observes that license granted by DTCP was valid up to 20.07.2022. Although promoter has applied for renewal of license, yet it is pending. Hence, Authority decided that promoter be issued show-cause notice under Section-7(1) of RERA Act, 2016 as to why registration no. 174 of 2017 may not be revoked as at present promoter has no license. As the license has expired on 20.07.2022, hence, further sale in the project is banned.

6. Adjourned to 03.04.2024.



True copy

[Handwritten Signature]

Executive Director,
HRERA, Panchkula

[Handwritten Signature] 21/2/24.

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

LA Katkul