



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 11.09.2024.

Item No. 265.22

First Extension under Section 6 and Continuation of Registration under Section 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.

1. The promoter had applied for first extension and continuation of registration of the project cited above under Section-6 and 7(3) of RERA Act, 2016 on 23.07.2024. Promoter vide letter dated 23.07.2024 has submitted the following:

- i. Demand Draft No. 256327 dated 19.07.2024 Rs. 45,000/- as extension fee, which is deficit by Rs. 35,076/-.
- ii. Occupation Certificate dated 09.07.2013 in respect of buildings (Block-1- 92 Flats, Block-2 -82 Flats, Block-4 -54 EWS Flats and Community Building) issued by the DTCP. Occupation Certificate in respect of Block 3 dated 27.11.2015.
- iii. Copy of application for Occupation Certificate in respect of buildings Block-5 (Tower K), C3 Type Units and Community Area – 6 Shops in Block- 4, submitted to DTCP on 10.02.2020.
- iv. License No. 456 of 2006 dated 10.02.2006 renewed upto 09.02.2025.
- v. Explanatory note – The Construction work has been completed for Blocks 1 to 4 out of 5 total blocks. Occupation Certificate for Blocks 1 to 4 has been received. In Block 5,



a total of 2 towers are planned, one tower has been completed where C3 type units are approved, the promoter has applied for occupation certificate for this tower along with commercial/shopping area. The remaining construction involves only one tower in Block 5. The Promoter has not commenced construction on this tower because no units in it have been sold yet. Development works is complete for Blocks 1 to 4 and partially complete for C3 type units tower in Block-5.

vi. QPRs have been uploaded upto 30.09.2019.

2. Authority observes that registration was valid up to 30.12.2021 whereas promoter has applied for extension on 23.07.2024, i.e., after more than 2.5 years. Hence, show cause notice under Section-35 read with Section-61 of RERA Act, 2016 as to why penalty may not be imposed for not seeking extension be issued.

3. Authority decided to ban sale in the project as the validity of project expired on 30.12.2021. Promoter be asked to deposit deficit fee of Rs.35,076/- as well as late fee. Promoter should submit an affidavit giving details of the flats/ apartments sold as well as submit CA, Architect, Engineer Certificates and photographs of project. Complete resolution plan for completion of project be also submitted before next date of hearing.

4. Adjourned to 27.11.2024.



True copy

Deen

Executive Director,
HRERA, Panchkula

CA (Kakul)
11/10/24.

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

CA (Kakul)