



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 08.04.2026.

Item No. 318.03

- (iv) **Promoter:** Supermax affordable housing Pvt. Ltd.
Project Name: "Supermax Avenue 35" a Commercial Plotted Colony on land measuring 3.693 acres situated in the revenue estate of Village Rathdhana, Sector 35, Sonipat.
Temp Id: RERA-PKL-1998-2026
Present: Sh. Ankit Kumar and Sh. Manish Garg, Directors alongwith Sh. Harveer Rawat on behalf of promoter.

1. This application is for registration of the project namely; "Supermax Avenue 35" for which License No. 226 of 2025 dated 17.11.2025 valid upto 16.11.2030 for an area measuring 3.693 acres has been granted in favour of Supermax affordable housing Pvt. Ltd by DTCP, Haryana.

2. The application was examined and following observations were conveyed on 25.03.2026:

- i. Address of person operating escrow account in Part D has not been submitted.
- ii. Details of land under mortgage be provided so that it may be frozen.
- iii. Date of approval of Layout Plan in Part C has not been submitted.
- iv. No default certificate at CP-132 is not in order since it is based on the available records, documents and information produced before them by the management.
- v. Net worth certificates and last 3 years ITRs of directors be submitted
- vi. Payment plan at page 283 is not in order neither it mentions the quantum of charges to be taken by the promoter from the prospective allottees.
- vii. License has been granted for commercial plotted colony, standard design of SCOs has been approved on 05.03.2026, however, the promoter has mentioned that 22417.56 as permissible FAR in Part B and has mentioned in Part C that they are constructing 260 apartments and cost of construction of these



Apartments will be 6000 lakhs. On the other hand, Specification of construction have not been submitted in Part H. This needs to be clarified. Whether the promoter is constructing an integrated colony or selling plots.

- viii. An undertaking be submitted that the Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
- ix. Registration fee is deficit by Rs. 3,72,500/-.
- x. CA certificate be submitted that the information provided in A to H is as per books of accounts of company.
- xi. Projected cash inflows and outflows of the project have not been submitted.
- xii. Brief note on financial and technical capability of the promoter to develop the project has not been submitted.
- xiii. RC no. 343 of 2017 dated 27.10.2017 has been granted in favour of the promoter. However, details of projects launched in last 5 years in Part G has been mentioned as Nil.
- xiv. Expenditure to be made in each quarter as shown in REP-I Part C is upto the year 2027 only whereas the date of completion is 30.11.2030.
- xv. FAR proposed to be utilized in the project has been mentioned as 111.4 whereas the approved site plan shows an FAR of 150.
- xvi. Promoter should submit access permission from NHAI as mentioned in the license.
- xvii. The SBI letter dated 08.12.2025 doesnot mention the project/license no. for which the said accounts have been opened. The nomenclature of the account numbers is also not as per RERA Act/Rules.

3. The promoter vide replies dated 02.04.2026 and 08.04.2026 has partly complied with the observations mentioned above, except at serial no. xvii.

4. The directors requested that they will comply with the remaining observation shortly.

5. After consideration, the Authority directed the promoters to submit the same by 10.04.2026 so that a decision by circulation could be taken within the stipulated time failing which application will be rejected.



True copy

Secretary (Acting),
HRERA, Panchkula

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

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LA (Shalbhans)
[Signature]

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