



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

Minutes of registration of project through circulation to be attached with 318th Meeting of Authority held on 08.04.2026.

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

Name of the promoter: Supermax affordable housing Pvt. Ltd.

Date of consideration: 20.04.2026

Temp Id: 1998-2026

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 ₹ 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 matter was last considered by the Authority on 08.04.2026 wherein the directors requested that they will comply with the remaining observation shortly. 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.

5. Now, the promoter vide reply dated 10.04.2026 has complied with the observation as at serial no. xvii above.

6. After consideration, the Authority found the project fit for registration subject to the following special conditions:

- i. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers



- widely circulated in the area including one in Hindi) indicating all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- ii. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
 - iii. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
 - iv. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
 - v. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity issued by the Authority. The QR code, RC number alongwith validity should be affixed on the top-right corner on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.
 - vi. 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.
 - vii. That any change in the communication address shall be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.
 - viii. Plot No. E1 to E5, mortgaged plots cannot be sold by the promoter without the written consent of DTCP, Haryana and RERA Panchkula.

5. The office is directed to update REP-I (Part B, C, D) as per replies dated 20.03.2026 and 25.03.2026. Payment Plan be uploaded online on the web portal.

6. **Disposed of.** File be consigned to record room after issuance of registration certificate.

This has been approved by the Authority through circulation on 20.04.2026.



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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