



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 06.11.2024.

Item No. 268.32

Continuation of registration u/S-7(3) of RERA Act, 2016.

Promoter: Joneja Infraprojects Pvt. Ltd.

Project: "Joneja Residency", a plotted housing colony under DDJAY on land measuring 5.168 Acres situated in Sector-6, Palwal.

Reg. No.: HRERA-PKL-PWL-281-2021 dated 23.11.2021, valid up to 10.02.2023 and extended upto 10.02.2024.

Temp ID: RERA-PKL-721-2019

Present: Mr. Tarun Ranga, Advocate.

1. The Promoter through its authorised signatory has applied for the continuation of registration for the second year, i.e., upto 10.02.2025 under FORM 'REP-V' vide letter dated 01.02.2024.
2. The Authority vide item no. 242.06 dated 21.02.2024 observed " *The CA Certificate submitted by the promoter is not correct. Architect Certificate shows no construction work has been executed in some of the fields such as parking, parks and playgrounds, solid waste management and disposal, fire protection safety etc. It is second year extension and no resolution plan for completion of project has been submitted. Hence, Authority decided that the promoter be issued show cause notice under Section-35 read with Section-61 and 63 of RERA Act, 2016. Managing Director/ one of the Director be personally present on next date of hearing.* " The Authority adjourned the matter to 10.04.2024. (In compliance of the orders of the Authority a show cause notice dated 01.04.2024 has been sent to the Promoter which



has also been received by the Promoter on 08.04.2024 and the notice was also sent via email on 04.04.2024.)

3. On 10.04.2024, the Authority decided to impose penalty of Rs. 1 Lacs on the promoter due to non-appearance in the hearing. It was further decided that audit of project be got conducted from a CA firm empanelled by Authority and a public notice be got published in newspapers for inviting objections from allottees and general public. It was directed that the promoter be personally present on next date of hearing i.e. 29.05.2024. (In compliance of the above, M/s NAV & Co. has been appointed to conduct audit of the project vide letter dated 22.05.2024. Public Notice has been published in the "The Tribune" and "Amar Ujala" newspapers on 18.05.2024 to invite objections from the allottees and general public.)
4. On 29.05.2024, Sh. H.S. Joneja, Director of the Company appeared before the Authority. He stated that Completion Certificate has been applied to DTCP. Authority directed that a copy of application be placed on record. Matter may be placed before authority after receipt of audit report. Adjourned to 21.08.2024.
5. Vide letter dated 10.06.2024, the promoter submitted that show cause notice was issued to personally appear on 10.04.2024, he was not available as he was out of station from 9th to 13th April 2024.
6. Vide letter dated 01.08.2024, Audit report was received in the Authority which was sent to the promoter for comments via email on 08.08.2024 and 12.08.2024, the promoter vide email dated 13.08.2024 acknowledged the receipt of the same.
7. Vide letter dated 14.08.2024, the promoter submitted that copy of audit report conducted by M/s NAV & Co has been received and the promoter confirmed the comments made by the auditor and they have no objection in this regard. Promoter also submitted Completion Certificate dated 25.07.2024 in respect of License No. 102 of 2019 dated 05.09.2019 – an affordable residential plotted colony over an area measuring 5.168 acres situated in Sector-5, Palwal.
8. On 10.04.2024, the Authority decided to impose penalty of Rs. 1 Lacs on the promoter due to non-appearance in the hearing but vide letter dated 10.06.2024, the promoter submitted that show cause notice was issued to personally appear on 10.04.2024, he was not available as he was out of station from 9th to 13th April 2024. Also QPRs have been uploaded upto 31.03.2024. The Promoter should submit upto date QPRs.



9. On 28.08.2024, Authority decided to grant continuation of registration for one year under Section-7(3) of RERA Act,2016. Promoter should deposit penalty of Rs. 1 Lac imposed on 10.04.2024 and file upto date QPRs before the next date of hearing. Adjourned to 06.11.2024.
10. Vide letter dated 30.09.2024, the promoter has submitted that the order dated 10.04.2024 was reviewed by the Authority in their meeting held on 29.05.2024 where Sh. Ajai Joneja (Managing Director) had appeared before the Authority along with the counsel and after hearing the reasons for not appearing before the Authority, it was decided by the Authority to review the cost imposed on the basis of submissions made by the Managing Director of the Company. The order dated 29.05.2024 did not mention any cost imposed. The Promoter requested to kindly waive off the cost of Rs. 1 Lac in light of hearing dated 29.05.2024 and acknowledge the upto date QPRs uploaded on the web portal of the Authority and requests to upload Completion Certificate to exempt from further compliances.
11. It is pertinent to mention that Certificate of Continuation of Registration under Section-7(3) of RERA Act, 2016 has been duly uploaded on the web portal of the Authority. Payment of Auditor fee for conducting Audit of the Project has also been deposited by the Promoter in the Authority and the same has been transferred to the Auditor's Firm.
12. Authority clarified that penalty of Rs. one lac imposed on the promoter has not been waived of in any of the proceedings, hence, promoter should deposit penalty of Rs. one lac before next date of hearing.
13. Adjourned to 08.01.2025.



Received on 25/11/24
Rashmi
25/11/24

True copy

[Signature]

Executive Director,
HRERA, Panchkula

[Signature]
25/11/24

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

LA/kakul)