



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 20.03.2024.

Item No. 246.39

Extension of registration of Project under Section-6 of the RERD Act, 2016.

Promoter: JMK Buildcon Private Limited.

Project: "GREEHAA FLOORS (Phase 1)" Plot Nos. 450 to 459, Street No. Cross 13, Pocket L, Sec - 8, Model Economic Township, Bahadurgarh, Distt. Jhajjar.

Reg. No.: HRERA-PKL-JJR-364-2022 dated 19.10.2022 valid upto 14.01.2024.

Temp ID: 1087-2022.

Present: Mr. Tarun Ranga, Ld. Counsel along with Mr. Deepak Chakravorty

1. The Authority had registered this residential plotted colony on 19.10.2022. Vide letter dated 08.02.2024, the promoter had applied for extension of project upto 14.01.2025. The matter was then placed before the Authority in its meeting held on 21.02.2024 vide item no. 242.16 wherein the Authority has observed that promoter has not given any reason for not completing the project in time. Status of completion of remaining works has not been given. Hence, Authority decided that resolution plan for completion of the project be submitted by promoter. The matter was adjourned to 10.04.2024.

2. Thereafter, reply dated 22.02.2024 was submitted by the promoter stating that:-

i. Plaster work both Internal and External including Staircase, Stilt Parking Area and Mummy and Lift Machine Room has been completed for all the 40 Units that is 10 Blocks.

ii. The POP (Putty) and Paint work for 28 units is complete and for the rest 12 units we are taking a target of not more than One Month from today.



- iii. The Tile work for 28 units is complete along with granite work in the staircase. The work in rest of the 12 units is going on in full speed and we are hopeful that we will complete the Tile Job in the remaining 12 units in another 20 days.
- iv. The electrical wiring for the 28 units are ready and the electrical wiring on the rest 12 units is going on and we are hopeful that we will finish this job in next 20 days. The switches along with MCB job is also complete for 28 units. So, we will be finishing the entire electrical job for rest 12 units along with 3 stilt parking area (3 blocks) in the next 20 days from today.
- v. The entire plumbing work for 28 units are complete and we are targeting to finish this plumbing job for all the remaining 12 units in the next 20 days. We have also finished all manholes for all the 10 plots.
- vi. Wooden Doors: All the wooden doors for 28 units are completely installed and finished along with lock and key. Wooden doors for rest of the 12 units are already on the site and installation work is in progress. We are hopeful that we would finish the installation work for the Doors in the next 20 days.
- vii. UPVC Doors and Windows: All the UPVC doors and windows for 24 units/floor are completely installed and finished along with lock and key. UPVC doors and windows for rest of the 16 units are already on the site and installation work is in progress. We are hopeful that we would finish the installation work for the Doors in the next 25 days.
- viii. Wash Room: The water proofing work for the Wash rooms for entire 40 units are complete and finishing work (China ware and CP Fittings) of One unit have been completed. They are in the progress of placing the order in the next 4 to 6 days from today. The Kerovit (BY Kajaria Company) has assured that the entire material can be delivered in the next 15 to 20 days once we place the order in batches. So, they are taking a target of 40 days from today to finish the washroom installation Job.
- ix. Modular Kitchen work for the 24 Units are complete and for rest of the 16 units we are taking a target of not more than 40 days from today. All the modular kitchen material is on the site.



- x. Wardrobes for the 24 units are complete and for rest of the 16 units we are taking a target of not more than 40 days from today. All the modular kitchen material is on the site.
- xi. Lift Work: The entire Lift equipment's for 2 blocks are at the site and we have already given order for rest of the 8 Lifts and paid 10% for the same. They stated that because of the NGT hold on construction and the extreme cold weather conditions, the project was delayed. With folded hand ask for the extension of HRERA (RERA ID- HRERA-PKL-JJR-364-2022) certificate for another 4 months. They promised that they will be delivering the flats of esteemed buyers before the extended timelines.
3. Thereafter, request for early hearing of this agenda was received from the promoter on 28.02.2024 stating that due to expiry of registration they are not able to receive existing demands of customers in HRERA Escrow Account. Because of lack of funds, project will get delayed.
4. After consideration, Authority decided to grant extension of one year under Section-6 of RERD Act, 2016. Disposed of.



True copy

[Signature]

Executive Director,
HRERA, Panchkula

[Signature] 3/4/24.

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

LA (shubham)