



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 01.10.2025.

Item No. 301.10

Continuation of registration under Section-7(3) of RERA Act, 2016.

Promoter: M/s JMK Buildcon Pvt. Ltd.

Project: "GREEHAA FLOORS (Phase II)" Plot Nos. 538 to 547 (having stilt + 3 floors each), Street No. Cross 14, Pocket-L, Sector 8, Model Economic Township, Bahadurgarh, Distt. Jhajjar.

Reg. No.: HRERA-PKL-JJR-487-2023 dated 28.08.2023 valid upto 17.05.2025.

Temp ID: RERA-PKL-1293-2023

Present : Adv. Vistar Gupta (Proxy Counsel of Adv. Tarun Ranga) on behalf of the Promoter

1. The promoter vide letter dated 15.04.2025 had sought extension of registration of the captioned project under Section- 6 of the RERA Act, 2016. Following have been submitted by the Promoter:

- a. Form REP-V along with photographs, Extension fee of ₹ 22,500/- and late fee of ₹11,300/-.
- b. Explanatory Note for Delay: After taking HRERA from the department with Stilt+3 approval, but there is Stilt+4 on stay for time being. But we have made our structure according to Stilt+4 and started construction work accordingly and also assumed that we will get the Stilt+4 permission in between our construction timeline that is 17-May-2025 and we will complete project in timely manner. But there was too delay in approval on stayed Stilt+4 by the concerned Department. So please consider our application for Extension period.
- c. CA certificate stating the summary of transactions (percentage of completion of work not stated)
- d. Certificate of engineer stating percentage of completion of infrastructure work as 85%.
- e. Certificate of Architect stating percentage of completion of construction work as 85%.
- f. Photographs of the project.
- g. Copy of Proposed Building Plans and Zoning Plans.



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2. The matter was placed before the Authority in its meeting held on 07.05.2025 where the Authority was not satisfied with the reasons of delay submitted by the promoter and decided to return the application and directed the promoter to file afresh under section 7(3).
3. Vide letter dated 16.05.2025, the Promoter had submitted that they were unable to Apply for the Extension as the orders dated 07.05.2025 were not uploaded on the web portal of the Authority.
4. Promoter vide reply dated 24.06.2025 has applied for extension u/s 7(3) with the online form dated 23.06.2025 along with the request to consider the hard copies of earlier supporting documents submitted vide reply dated 15.04.2025 along with the extension fee and late fee already deposited.
5. The Registration Certificate was valid till 17.05.2025 and the promoter has applied for extension on 23.06.2025. Therefore as per the resolution dated 07.08.2024, the fee stands as ₹ 22,500/- extension fee and ₹ 44,900/- as late fee (equivalent to one registration fee), ₹ 4500/- as penalty (10% extension fee per month) and ₹ 1,125/- Administrative charges (5% of extension fee) which in total comes at ₹ 73,025/- The promoter has already deposited an amount of ₹ 33,800/- on 15.04.2025. Therefore the fee is deficit by ₹ 39,225/-. The promoter has also not deposited ₹ 41,300/- as auditor fee and ₹ 10,000/- as public notice fee.
6. On the last date of hearing i.e. 16.07.2025, Adv. Tarun Ranga appeared on behalf of promoter and submitted that they have deposited ₹ 41,300/- as auditor fee and ₹ 10,000/- as public notice fee vide letter dated 10.07.2025. The Authority after consideration directed the promoter to submit the deficit fee of ₹ 39,225/-. The Authority also directed the office to appoint an Auditor and get public notice issued for the above mentioned project.
7. A public notice was issued by the Authority regarding the same on 30.07.2025 in two leading newspapers namely Indian Express and Dainik Bhaskar.
8. Also the Auditor (M/s AAAS & Associates) was appointed by the Authority for carrying out the audit of above cited project on 29.07.2025 vide Memo No. HRERA-PKL/ED/PROJ/2025/2025/10600-02.
9. Vide E-mail dated 24.09.2025, the Auditor submitted the Audit report of the above-said project and has submitted the following:-

We, AAAS and Associates, have examined receipts, invoices, and all other relevant information/records/explanations made available to us by M/s JMK Buildcon Pvt. Ltd.



relating to the project "GREEHA FLOOR (Phase II) Plot nos, 538 to 547 (having stilt + 4 floors each), Street No. Cross 14, Pocket-L, Sector 8, Model Economic Township, Bahadurghar, Distt. Jhajjar being developed by JMK Buildcon Private Limited." hereinafter referred to as the company. And, as per our scope of work, we wish to present following observation for your review:

Bank accounts maintained for the project are as follows:

Sr No.	Bank	IFSC Code	Account No.	Type of Account
1.	ICICI BANK LTD	ICIC0000399	XXXXXXXX7339	30% Free Account
2.	ICICI BANK LTD	ICIC0000399	XXXXXXXX5339	70% RERA Account
3.	ICICI BANK LTD	ICIC0000399	XXXXXXXX4339	100% Collection Account

1. The details of separate RERA bank account for the project, in which 70% of the amount realized from the allottees that is being deposited.

We have verified that out of the amount received in 100% collection account (a/c no. XXXXXXXX4339), 70% of the amount was deposited in separate RERA account maintained with ICICI bank (a/c no. XXXXXXXX5339) at the end of each day. Total amount deposited in 70% RERA account from 100% collection account is ₹ 8,81,94,973.

2. Amount Received from allottees has been cross verified i.e. receipts issued to allottees were verified with the amount received in bank.

Amount received from allottees in the 100% collection account was cross verified with receipts issued on test check basis. We have found no deviation as per our audit procedures.

Details of units/apartments along with the list of current allottees is mentioned in annexure A.

3. The auditor shall certify that provision of section 4(2)(1)(d) of the Real Estate (Regulation and Development) Act, 2016 are being followed and withdrawals are in proportion to the development works carried undertaken at site. If not then utilization and diversion details of funds should also be mentioned.

Based on our audit procedure we have verified that 70% of amount received from allottees have been deposited in 70% RERA account (a/c no. XXXXXXXX5339), refer point 1 above for further details.

The company was regular in uploading quarterly CA, Engineer, and Architect certificates on the HRERA portal. The CA certificates as uploaded does not contain the information such as percentage completion of the project, amount allowed to be withdrawn from 70% RERA account, estimated project, breakup of other cost, and other details. Hence, reliance was also placed on other information like, amount incurred on construction cost as per CA certificate, vouching and verification of bills and invoices, and physical visit to verify whether the amount withdrawn from 70% account was utilized for cost of the project including land cost. As per our scrutiny of test check basis we observed that the amount withdrawn from 70% RERA account was lower than the amount incurred for the project. And, our physical visit suggest that the project is near completion, discussed further in point 4 below. Further, OC for the project was applied on 25th July, 2025



(receipt dated 21-08-2025) which further adds to our understanding that the project is near completion, application for OC is attached in annexure B. Based on the above discussion we conclude that the amount collected from allottee was utilized toward completion of the project.

We have verified construction cost, on test check basis, from the information, records and documents furnished to us including CA certificate and other supportings provided for details of expenses incurred towards the cost of project. These details were provided by the management/representatives. We have corroborated these expenses with invoices and bills issued by the supplier, on-site verification, details regarding Occupation Certificate as furnished to us. These have provided us with the reasonable assurance that the company has utilized the amount received from allottees towards completion of the project.

The company has got its accounts audited on yearly basis as per companies act, 2013 only.

4. Site visit and site details. Assessment of work done duly supported by the photographs.

As a part of audit process, we were required to conduct on-site visit to corroborate the progress with certificates, invoices and other documentary evidences. We visited the site to assess the work done and cross verified the same with information made available to us. Based on our assessment on test check basis we found actual work done was as per architect and engineer certificate uploaded on the HRERA portal. A few photos of the site are attached in annexure C.

5. Details of surrendered, cancelled, resumed and restored units/flats.

As a part of our audit, we are required to report status of surrendered, cancelled, resumed and restored units/flats. Same has been verified as per audit procedure on test check basis and we have found no deviation.

10. A copy of the said Audit report was sent to the Promoter vide e-mail dated 25.09.2025 for their comments. No reply was received from the Promoter and the promoter had also not yet deposited the deficit fee of ₹ 39,225/-.

11. Vide reply dated 30.09.2025, the promoter has submitted the deficit fee of ₹ 39,225/- vide DD No.. 516203. Also the promoter submitted that they have no comments on the Auditor's report.

12. The Authority after consideration decided that registration certificate shall remain in force under section 7(3) of the RERD Act,2016. The registration shall therefore be valid upto 17.05.2026. Certificate be issued accordingly. Disposed of.



True copy


Executive Director,
HRERA, Panchkula

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

STP

LA(OROV)


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