



**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 26.11.2025.**

**Item No. 305.09**

**Extension of registration/Continuation of registration u/s 6 & 7 of RERA Act, 2016.**

**Promoter: JBG Buildcon Pvt. Ltd.**

**Project: An Affordable residential plotted colony on land measuring 10.0375 acres in Village Sarai Aurangabad, Sector-3A, Bahadurgarh, Jhajjar.**

**Reg. No.: HRERA-PKL-JJR-18-2018 dated 02.07.2018 valid upto 30.06.2021.**

**Temp ID: 912-2021.**

**Present: - Adv. Manju Goyal on behalf of the promoter.**

1. The promoter vide letter dated 06.02.2024 had applied for extension of project u/s 6 of RERA Act, 2016.
2. The matter was placed before the Authority in its meeting held on 21.02.2024 vide Item No. 242.17 wherein the Authority has observed that registration of project was valid up to 30.06.2021 whereas promoter applied for extension on 06.02.2024. Hence, Authority decided that promoter be issued show-cause notice under Section-35 read with Section-61 of RERA Act, 2016 as to why penalty may not be imposed for not applying in time. Further extension has also become due. Promoter should deposit the extension fee so that extension application could be considered.
3. Show cause notice was sent to the promoter on registered email id as well as through registered post.
4. On 10.04.2024, vide Item No. 249.03, the Authority observed that reply has been filed by promoter today and deficit fee has been deposited. Hence, Authority decided that reply be examined by Project Section.



5. The promoter vide reply dated 10.04.2024 has stated as under: -
- i. That the promoter applied for the extension of the registration under section 6 of RERA Act, 2016. Thereafter the above said show cause notice dated 15.03.2024 was issued to the promoter.
  - ii. That the Authority has registered suo-motu complaint against the promoter for not completing the project within the time lines declared under section 4(2)(1)(c) at the time of seeking registration and for not applying for extension of registration and a complaint no. (suo-motu) 3181 of 2022 was registered. It was also brought into the notice of Authority that after the registration of project in 2018 the promoter lost the contact with the consultant who registered the project on behalf of the promoter and he was not having access to the portal without the ID and Password of the project.
  - iii. That the promoter applied for grant of completion certificate in respect of the above-mentioned project to the Director General, Department of Town and Country Planning Haryana vide letter dated 11.01.2021 which was duly received by the concerned department on 13.01.2021 along with the requisite documents.
  - iv. That the promoter uploaded the quarterly progress report of the registered projects and the complaint no. 1667 of 2022 was disposed of by this Authority and the notice issued was discharged.
  - v. The promoter has paid deficit amount of ₹ 20,817/- on 04.04.2024.
  - vi. The promoter has also uploaded the photographs of the project on the web portal of this learned Authority.
  - vii. That promoter is a law-abiding citizen and has contributed substantially to the economic development of the state. He has also played important support role in the development of the rural hinterland. The promoter has kept the economic transformation in line with the needs and realities at the grassroot level and has involved the allottees fully in the planning and implementation of the project. As per CA certificate dated 04.01.2024, 100 percent of the work at the project site has been completed there is no remaining work. Even as per the Architect Certificate dated 01.01.2024, the percentage of works completed is 100%.
  - viii. That there is not a single complaint which has been filed by any of the allottee against him as the project duly stands completed and there is no scope of work left to be done in the project.
  - ix. That the promoter be given liberty to take any such more further pleas which may be available to him during the course of the proceedings under this notice.
  - x. Therefore, the promoter prayed that he may be exempted from imposing of the penalty in terms of the submissions made above.

6. The above was considered by the Authority in its meeting held on 03.07.2024 wherein the Authority observed that extensions under Section 7(3) of RERA Act, 2016 from 31.03.2023 to 30.03.2024 and from 30.03.2024 to 30.03.2025 have also become due. Hence,





Authority decided that Promoter should deposit the extension fee of these years. After that extension application will be considered.

7. The promoter vide letter dated 19.07.2024 has informed that completion certificate has already been granted by DTCP, Haryana on 04.07.2024.

8. Extension fee from 30.03.2024 to 30.03.2025 was not deposited by the promoter till that date.

9. The Authority observed that compliances are to be done by the promoter till grant of completion certificate. Hence, the Authority decided that the promoter should apply for extension from 31.03.2023 to 30.03.2024 and 31.03.2024 to 31.07.2024 and deposit the extension fee. Only thereafter the extension application and completion certificate will be taken into consideration. No reply was submitted by the promoter.

10. The above was again considered by the Authority in its meeting held on 20.11.2024 wherein the Authority decided to grant last opportunity to promoter to comply with the orders of Authority dated 03.07.2024 failing which penal proceedings will be initiated against promoter as per provisions of RERA Act, 2016.

11. The Authority in its meeting held on 22.01.2025 granted final opportunity to promoter to comply with the orders of Authority dated 03.07.2024 failing which show cause notice under Section-35 read with Section-63 of RERA Act, 2016 will be issued as to why penalty may not be imposed. No reply was submitted by the promoter.

12. On 02.04.2025, none appeared on the behalf of the promoter. The Authority directed the promoter to apply for Extension of registration from 30.06.2021 to 04.07.2024 ie upto the date of grant of Completion Certificate. The Authority also directed the office to issue a show-cause notice under section 35 read with section 63 directing the promoter to apply for extension failing which penalty will be imposed on the next date of hearing. Accordingly, a show cause was issued to the promoter on 27.05.2025 to comply with the orders of the Authority. The above show cause notice was also sent to the promoter on 27.05.2025 but was returned as address not found. Also, the show-cause notice was returned on 12.06.2025 with remark "Item returned no such person in the address. No reply was received from the promoter.

13. On 09.07.2025, Adv. Manju Goyal along with Adv. Pankaj Goyal (Counsel) on behalf of the promoter appeared and submitted that they did not receive any show-cause notice. The Authority directed the office to hand over a copy of the show-cause notice to the counsel which was handed over during the course of the meeting. The Authority also directed



the promoter to file a reply to the show cause notice dated 27.05.2025 on or before 18.08.2025.

14. Vide reply dated 17.07.2025, the promoted has sought clarification that how much amount has to be paid by the promoter for the extension to be applied under Section 7(3) along with the period for which the extension is required to be applied as it was not clear from the proceedings dated 03.07.2024. The same was conveyed to the promoter telephonically on 21.08.2025, clarify that an amount of ₹3,70,000/- is to be deposited for continuation of registration for 3 years till 04.07.2024. However, the late fee & penalty could only be calculated once the promoter applies for extension online.

15. No reply to the show-cause notice dated 27.05.2025 has been submitted by the promoter and neither the promoter has applied for the extension of the above said project.

16. On the last date of hearing i.e. 27.08.2025, Adv. Manju Goyal appeared on behalf of the promoter and submitted that a reply to the show-cause notice has been submitted today along with fee of ₹ 2,50,000/-. The Authority after consideration directed the promoter to apply for Extension of the project under section 7(3) online from 30.06.2021 to 04.07.2024, i.e., upto the date of grant of Completion Certificate so that late fee and penalty for the extension of registration could be computed. The promoter should also submit a hard copy of this registration application. The Authority also directed the office to examine the reply and place it before the next date of hearing.

17. Vide reply dated 27.08.2025, the promoter has submitted the following: -

*"This is in reference to Show Cause Notice Ref. No RERAPKL/ED/2025/6268 dated 27.05.2025 issued to JBG Buildcon Private Limited regarding the delay in applying for the extension of registration of the aforesaid project. It is submitted:*

- i. *The registration for the project was valid up to 30.06.2021. As per extract of Resolution dated 21.02.2024. if one year extension is granted and covid extension period of 9 months is considered, the registration would be valid upto 31.03.2023. Due to inadvertent administrative oversight resulting from the impact of post-COVID procedural backlogs, the application for extension was filed belatedly on 06.02.2024. The delay in applying for the extension occurred due to inadvertent administrative reasons, particularly exacerbated by the prolonged disruptions and complexities arising in the post-pandemic period.*
- ii. *That as soon as the omission came to our notice, the promoter submitted the application for extension on 06.02.2024 as required under Section 6 of the RERA Act.*
- iii. *That further, as per Authority's directions, we have made efforts to deposit the required extension fees for the periods from 31.03.2023 to 30.03.2024 and from 30.03.2024 to 30.03. 2025. The same has been deposited with this Learned Authority.*





- iv. That there had been continuous efforts from our side to regularize and complete all pending compliances, and there was no intention to violate any provision of the RERA Act, 2016.
- v. That the required extension application was submitted as soon as the oversight was recognized. On 19.07.2024, the Department of Town and Country Planning (DTCP) granted the completion certificate for the project, confirming the completion of all development works and the promoter have already informed the Authority of the same.
- vi. That all requested extension fees and any other required dues are being deposited as per the Authority's directions. The promoter has made payment of ₹ 2,50,000/- as extension fees vide transaction dated 26.08.2025 Transaction ID 250826241909469 Reference No: RERA-PKLP1756218953.
- vii. That Compliance with all Authority directions has been earnest, and additional extensions as instructed are being processed for regularization.
- viii. That the delay was unintentional and not deliberate. The COVID-19 pandemic and its aftermath significantly disrupted our organizational operations, leading to unanticipated delays in documentation and processing. Several similar instances have been considered leniently by regulatory authorities under the principle of natural justice.
- ix. That the promoter has always appreciated and respected the regulatory framework and have acted in good faith at all times.
- x. That the completion certificate, now obtained, ensures that there is no prejudice or disadvantage caused to the interests of allottees or the Authority. The delay did not harm allottees or public interest. Regulatory focus generally prioritizes consumer protection and project completion rather than penal action when buyers have not suffered substantial detriment.
- xi. That the project was delivered without compromising homebuyer interests, and there is no pattern of non-compliance or fraud
- xii. That the promoter is fully committed to all regulatory compliances and assures the Authority that robust internal controls are now in place to prevent recurrence.
- xiii. That the promoter has duly represented himself through counsel in all the proceedings initiated by the Learned Authority. After grant of completion certificate, the promoter was under the impression that the extension has been granted to him and he does not have to apply for the extension. Thereafter, no notice was served to the promoter regarding the proceedings initiated by this Learned Authority. The promoter has checked the email of the Learned Authority whereby it is being shown that the email was reverted back and it was delivered/sent to the promoter and the show cause notice was also not delivered at the address of the promoter.
- xiv. That there is no Wilful Default or Malafide Intent on part of the promoter. There is no willful negligence, is not benefiting from the delay, and has maintained honest disclosures with the Authority.
- xv. There has been no misrepresentation or concealment, and the developer at all times intended to operate in good faith under RERA.



xvi. That the promoter sincerely regret any inconvenience caused and undertake to ensure timely compliance henceforth.

**Prayer**

In view of the above facts and bona fide intentions, it is most humbly requested:

- a) That the delay in seeking an extension may be condoned and the matter viewed sympathetically in light of the circumstances.
- b) That the penalty proceedings under Sections 61 and 63 be either waived or imposed leniently, considering the absence of mala fide and the grant of completion certificate.
- c) That the application for extension and completion certificate be taken on record and the project status be regularized.
- d) Any other relief or direction to which the promoter may be entitled to in the facts and circumstances of the case."


18. However, the promoter had not applied for Extension of the abovesaid project.

19. Today, Adv. Manju Goyal appeared on behalf of the promoter and requested for 2 weeks time to apply for the extension of the abovesaid project. The Authority after consideration directed the promoter to apply for extension till the date of completion.

20. Adjourned to 11.02.2026.



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.

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