



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 21.02.2024.**

**Item No. 242.06**

**Continuation of registration of the project for the 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.**

1. The Authority has registered the real estate project namely; "Joneja Residency" an affordable plotted housing colony under DDJAY measuring 5.168 Acres in Sector-6, Palwal vide Registration No. HRERA-PKL-PWL-281-2019 dated 23.11.2021 valid upto 10.02.2023 and extended upto 10.02.2024.

2. The Promoter through its authorized signatory has applied for the continuation of registration for the second year under FORM 'REP-V' vide letter dated 01.02.2024. It has been stated that due to reasons of ban on construction; due to pollution and heavy rainfall in NCR region; the project was halted. The promoter has submitted the following :

- i. Extension Fee of Rs. 63,100/- through Net Banking dated 29.01.2024, the fee is in order.
- ii. Copy of original license No.102/2019 dated 05.09.2019 valid till 04.09.2024.
- iii. The original copy of project registration certificate dated 23.11.2021 valid upto 10.02.2023 and Certificate of Extension valid upto 10.02.2024.
- iv. Chartered Account Certificate dated 15.01.2024 states the following:



- a) Estimated Projected Cost as per Service Plan Estimate – Rs.1337.48 Lakhs.
  - b) Total Cost incurred till 31.12.2023 - Rs.1,118.23 Lakhs.
  - c) Balance Cost to be incurred - Rs.219.25 Lakhs
  - d) Total Money received from Allottes till Dec 2023 – Rs.1679.48 Lakhs
  - e) Money deposited in Escrow A/c till Dec 2023 – Rs.1251.40 Lakhs
  - f) Money withdrawn from Escrow A/c till Dec 2023 – Rs.940.00 Lakhs
  - g) Amount invested on Construction of work including Material Purchase and other cost till Dec 2023 –Rs.626.23 Lakhs
  - h) Amount paid for land, EDC and other approval cost – Rs.603.24 Lakhs
  - i) Quantum of Money withdrawn by promoters for the purpose other than for the project – NIL
- v. Architect Certificate dated 31.12.2023 states that the following status of construction/development as completed on 31.12.2023 is as under:-
- a) Internal Roads and Pavement – 90%
  - b) Parking – 0.00%
  - c) Water Supply – 70%
  - d) Sewerage- 70%
  - e) Storm water drains-90%
  - f) Landscaping and Tree plantation – 10%
  - g) Parks and Playground – 0.00%
  - h) Shopping Area – 60%
  - i) Street Lighting/Electrification – 70%
  - j) Treatment and disposal of sewage and sullage – 0.00%
  - k) Solid waste management & disposal- 0.00%
  - l) Water conservation and rainwater harvesting – 50%
  - m) Energy Management – 0.00%
  - n) Fire Protection and fire safety requirements – 0.00%
  - o) Electrical meter room, sub-station, receiving – 50%
  - p) Boundary Wall/Precast Boundary – 80%
  - q) Site office and other Misc. work – 100%
- vi. Certification by the promoter that total work completed is 84% on the basis of cost incurred as on 31.12.2023.



- vii. A copy of approved service plan /estimates dated 05.10.2013 granted by Director , Town and Country Planning, Haryana.
  - viii. A copy of approved Zoning Plan dated 27.12.2022.
  - ix. A copy of License No. 102 of 2019 granted by DTCP, Haryana on 05.09.2019 valid upto 04.09.2024.
  - x. Photographs of the project showing development.
  - xi. A copy of approved layout plan dated 08.12.2022.
  - xii. Copy of Booth with Mezzanine Standard Design for Commercial site Plan, Elevations and Sections and commercial floor plans dated 24.01.2023.
  - xiii. Deposit Estimate for providing internal electrical infrastructure sanctioned by Dakshin Haryana Bijli Vitran Nigam on 08.09.2023 amounting to Rs.62,92,266/-.
  - xiv. Deposit Estimate for external infrastructure for multipoint connection sanctioned by Dakshin Haryana Bijli Vitran Nigam on 29.08.2023 amounting to Rs.6,07,666/-
3. Authority observes that CA Certificate submitted by 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 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.
4. Adjourned to 10.04.2024.



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18/3/24.

True copy

*Handwritten signature*

Executive Director,  
HRERA, Panchkula

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

CA (Kakul)