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 14.10.2026.

Item No. 335.51

Submission of Occupation Certificate.

Promoter: **M/s KLJ Developers Pvt. Ltd.**

Project: **"KLJ Greens - comprising of Tower B-8, B-9, B-10, J-1 & J-2" having an FAR of 40636.58 sq. mtrs (forming part of a larger group housing colony measuring 50.325 acres) situated in village Nimka Faridabad, Haryana.**

Reg. No.: **HREA-PKL-FBD-594-2024 dated 01.06.2024 valid upto 31.12.2039.**

Temp ID: **RERA-PKL-1462-2024.**

1. The Authority has registered the real estate project namely "KLJ Greens- comprising of Tower B-8, B-9, B-10, J-1 & J-2" having an FAR of 40636.58 Sq. Mtrs (forming part of a larger group housing colony measuring 50.325 Acres) situated in village Nimka, Faridabad, Haryana. QPRs have been uploaded upto 30.06.2026.

2. The Promoter vide letter dated 02.04.2026 has informed that Occupation Certificate for Tower B10 has been issued by the DTCP, Haryana on 18.03.2026. (FAR achieved 6367.751 Sqm.)

3. The Promoter has requested to take the Occupation Certificate on record.

4. The following special conditions were imposed in the registration certificate-

   i.) The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15 days from the issuance of this registration certificate, till which time no flats/apartments shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
   (The Authority in its meeting held on 14.08.2024 vide Item No. 262.06 has decided to take on record the bank details of 100%, 70% and 30% account and Corrigendum in this regard has already been issued)

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ii.) The promoter shall complete the present project and obtain occupation certificate for the same by 31.12.2030 and complete the entire project measuring 50.325 acres and obtain completion certificate for the same by 31.12.2039. The promoter shall not charge from the allottees for the Common facilities such as club etc until said facilities are operational in the project. The promoter shall also incorporate these conditions in the allotment letter/builder buyer agreements to be executed with the allottees of the project.

iii.) The registration of the project shall be co-terminus with the validity of the licenses granted by DTCP, Haryana.

5. On 06.05.2026, the Promoter was directed to submit reply to the following before the next date of hearing:

i. The development status of the remaining towers of this Project and remaining part of the larger group housing colony measuring 50.325 acres.

ii. Submit copy of allotment letter / builder buyer agreement executed wherein special condition (ii) has been incorporated.

iii. Status of licenses granted by DTCP, Haryana related to this project.

6. On 22.07.2026, neither anyone appeared nor any reply has been filed. The Authority granted one opportunity to the promoter to submit reply one week before the next date of hearing.

7. On 26.08.2026, neither any one appeared nor any reply filed the Authority directed the promoter to submit reply to observations of the Authority dated 06.05.2026 on or before 05.10.2026 failing which request of the promoter may be rejected.

8. Vide reply dated 05.10.2026, the promoter has submitted the following:

i. The Occupation Certificate for Tower B-10 has been obtained on 18.03.2026. For the remaining Towers of this Project, i.e. B-8, B-9, J-1 & J-2, 95% of the development work of Sub-Structure has been completed and the Promoter would adhere to the timelines for the completion thereof as per the Registration Certificate. At the same time, it is submitted that till date no booking has been taken for any unit in the said Towers.

For the entire larger Group Housing Colony measuring 50.325 acres, the Promoter has obtained sanction of Phasing where Phase-1 comprises of the part which has already been completed. In this Phase-1, Occupation Certificates have been obtained and the flats booked for sale have been delivered to the flat buyers. Phase-2 (Part-A) comprises of the subject Project, the status of which is stated in the above Para. Further, Phase-2 (Part-B) comprises of the part of the group housing colony, where development work and sale would be undertaken after registration with HRERA. In the said Project, neither any booking has been taken nor has the project been started yet. However, the Company will adhere to the completion date as already directed by this Hon'ble Authority and stated in the Registration Certificate.

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ii. To clarify the subject Project comprising Towers B-8, B-9, J-1 & J-2 forms part of Phase-2 (Part-A). Copy of the sanctioned Phasing Plan is annexed for ready reference.

iii. The Promoter has ensured that the special condition ii) as prescribed in the Registration Certificate issued by this Hon'ble Authority is incorporated in the Builder Buyer Agreement in Clause 7. A copy of executed and registered Builder Buyer Agreement with the specified condition is enclosed for ready reference.

iv. All the licenses granted by DCP, Haryana related to this Project have been revalidated and are valid till 01.01.2030 & 07.08.2030. The licenses will be kept validated till the validity of the Registration Certificate. Copies of the revalidated licenses are enclosed for ready reference.

9. The Authority had registered Tower B-8, B-9, B-10, J-1 & J-2" having an FAR of 40636.58 sq. mtrs. Occupation Certificate for Tower B10 has been issued by the DTCP, Haryana on 18.03.2026. (FAR achieved 6367.751 Sqm.) and for the remaining Towers of this Project, i.e. B-8, B-9, J-1 & J-2, 95% of the development work of Sub-Structure has been completed. The Promoter had obtained sanction of Phasing where Phase-1 comprises the part which has already been completed. Phase-2 (Part-A) comprises the remaining towers of the present project. Further, Phase-2 (Part-B) comprises the part of the group housing colony, where development work and sale would be undertaken after registration with HRERA. The Promoter has complied with the observations of the Authority dated 06.05.2026.

10. Today, in view of the above, the Authority decides to take on record the occupation certificate of Tower B10 and directs the office to upload it on the web portal of the Authority. Promoter to continue compliances till Completion Certificate is issued.

11. **Disposed of.**

Haryana Real Estate Regulatory Authority * PANCHKULA *
Despatch No 3051
Date 4/1/26

True copy

Secretary (Acting),
HRERA, Panchkula

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