



**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 24.04.2024.**

**Item No. 250.22**

**Continuation of registration u/s 7(3) of the RERD Act, 2016.**

**Promoter: M/s Jindal Realty Limited.**

**Project: "Jindal Realty City (Phase-II)"-a residential plotted colony on land measuring 39.60 acres situated in Sector 33, 34 and 35, Sonapat.**

**Reg. No.: 149 of 2017 dated 28.08.2017 valid upto 31.12.2021. 9 months covid extension upto 30.09.2022 and first extension upto 30.09.2023.**

**Present: Mr. Jyoti Sidana, Authorized Representative.**

1. M/s Jindal Realty Limited vide letter dated 03.10.2023 had applied for continuation of registration of project for the second year upto 30.09.2024. The same was heard by the Authority on 09.10.2023 vide item no. 229.20 wherein the Authority had decided that promoter should submit architect and engineer certificate as well as marking of area for which extension has been applied on the layout plan. After submission of information, application for extension will be considered.

2. Further vide item no. 235.06 dated 11.12.2023, the Authority has decided that audit of the project be got done from CA firm empanelled by Authority and notice in newspapers inviting objections from general public be got published in newspapers.

3. In view of the above orders of Authority, M/s Parkash Ved and Co were appointed as auditors to conduct the audit of the project vide letter dated 12.02.2024. Public notice in newspapers was got published on 06.01.2024, on which no objections have been received so far.

4. Meanwhile, the promoter has submitted reply dated 01.01.2024, vide which architect and engineer certificates as well as marking of area for which extension has been applied on



the layout plan. As per architect certificate 94.48% works has been completed and as per engineer certificate also, physical progress of Infrastructure and Services as on 31.08.2023 is near completion.

5. The promoter has further requested to update the email id for further orders/directions, i.e., Mukesh.rai@jindalrealty.com
6. Further, as per reply dated 26.02.2024, the promoter has submitted that:-
  - a. As per CA certificate, 95% expenditure has been incurred on construction of phase II.
  - b. Phase II comprises of Blocks A, G, H and K. Out of these 4 blocks, part completion has been applied for Blocks A, G and H. Further, application for part completion of 121.56 acres is also pending at DTCP level.
7. Now, vide letter dated 04.04.2024, Auditor has submitted its report, the brief highlights of which are as follows:-
  - a. 70% of the amounts have been received and deposited in the designated RERA Account, in strict accordance with the RERA guidelines.
  - b. On the basis of certificate given by CA Man Mohan Kejriwal partner of M/s Manav & Associates, Architect report submitted by Ar. Milan Popli and Engineer certificate given by site Engineer Mr Deepak Kumar Suthar uploaded on HRERA portal, the Auditor has confirmed that provisions of Section 4 (2) (l) (d) of RERA Act are being followed in relation to withdrawals.
  - c. On site inspection has been conducted, photographs enclosed.
  - d. As per details given by management, there is no plot/flats that is being surrendered, resumed, cancelled, restored after the date of registration.
8. After consideration, Authority granted extension for one year under Section-7(3) of RERA Act, 2016. Authority further decided that new email id be taken on record.



True copy

Executive Director,  
HRERA, Panchkula

17/5/24.

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

LA (Shubham)