



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 29.05.2024.

Item No. 255.10

Continuation of registration 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

Present: Mr. H.S Joneja, Director of Company & Mr. Tarun Ranga, Advocate.

1. The Authority has registered a 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 authorised signatory has applied for the continuation of registration for the second year under FORM 'REP-V' vide letter dated 01.02.2023. It has been stated that due to reason of ban on construction, due to pollution and heavy rainfall in NCR region, the project was halted. The promoter has submitted the following :

- a). Extension Fee of Rs. 63,100/- through Net Banking dated 29.01.2024, the fee is in order.
- b). Copy of original license No.102/2019 dated 05.09.2019 valid till 04.09.2024 .
- d). Chartered Account Certificate dated 15.01.2024
- e). Architect Certificate dated 31.12.2023



- f). Certification by the promoter that total work completed is 84% on the basis of cost incurred as on 31.12.2023.
- g). A copy of approved service plan /estimates dated 05.10.2013 granted by Director , Town and Country Planning ,Haryana.
- h). Copy of approved Zoning Plan dated 27.12.2022.
- i). Photographs of the project showing development.
- j). Copy of in-principle approval of revised layout plan dated 08.12.2022.
- k). Copy of Booth with Mezzanine Standard Design for Commercial site Plan, Commercial Elevations and Sections and commercial floor plans dated 24.01.2023.
- l). Deposit Estimate for providing internal electrical infrastructure sanctioned by Dakshin Haryana Bijli Vitran Nigam on 08.09.2023 amounting to Rs.62,92,266/- and 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. The Authority vide item no. 242.06 dated 21.02.2024 observed that *“The CA Certificate submitted by the 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 the 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.”* The Authority adjourned the matter to 10.04.2024.
4. In compliance of the orders of the Authority a show cause notice dated 01.04.2024 has been sent to the Promoter which has also been received by the Promoter on 08.04.2024 and the notice was also sent via email on 04.04.2024.
5. On 10.04.2024, the Authority decided to impose a penalty of Rs. One Lac on the promoter due to non-appearance in the hearing. It was further decided that audit of project be got conducted from a CA firm empanelled by Authority and a public notice be got published in newspapers for inviting objections from allottees and general public. It was directed that the promoter be personally present on next date of hearing i.e. 29.05.2024.



6. In compliance of the above, M/s NAV & Co. has been appointed to conduct audit of the project vide letter dated 22.05.2024. Public Notice has been published in the "The Tribune" and "Amar Ujala" newspapers on 18.05.2024 to invite objections from the allottees and general public.

7. Mr. H.S. Joneja, Director of the Company was present today. He stated that Completion Certificate has been applied to DTCP. Authority ordered that a copy of application be placed on record. Matter be placed before Authority after receipt of audit report.

8. Adjourned to 21.08.2024.



True copy

Executive Director,
HRERA, Panchkula

5/6/24.

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

LA (Kakul)