



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 28.08.2024.

Item No. 263.10

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. Tarun Ranga, Ld. Advocate

1. The Haryana Real Estate Regulatory Authority, Panchkula 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. 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. Extension Fee of Rs. 63,100/- paid through Net Banking dated 29.01.2024, the fee is in order. 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.

2. The Authority vide item no. 242.06 dated 21.02.2024 observed "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.

In compliance of the orders of the Authority a show cause notice dated 01.04.2024 was sent to the Promoter which was received to the Promoter on 08.04.2024. Notice was also sent via email on 04.04.2024. No objections have been received.

3. On 10.04.2024, the Authority decided to impose penalty of Rs. 1 Lacs 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 for grant of extension. It was directed that the promoter be personally present on next date of hearing i.e. 29.05.2024.

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

4. On 29.05.2024, Sh. H.S. Joneja, Director of the Company was present. He stated that Completion Certificate has been applied to DTCP. Authority directed that a copy of application for grant of completion certificate be placed on record. Matter may be placed before authority after receipt of audit report. Adjourned to 21.08.2024.

5. Vide letter dated 10.06.2024, the promoter submitted that show cause notice was issued to personally appear on 10.04.2024, he was not available as he was out of station from 9th to 13th April 2024.

6. Vide letter dated 01.08.2024, Audit report has been received which states as follows:


- i. All the three bank accounts have been verified and it is found that 70% of amounts realized from allottees from time to time have been deposited in the the Escrow Account.
- ii. As per CA Certificate dated 31.03.2024, percentage completion of total project is 75% and cumulative amount that can be withdrawn is 15.48 crore.
- iii. Management has provided Architect Certificate upto 31.12.2023.



- iv. Management has provided Audit Report and financial of the Promoter for the year ended 31.03.2023 and projected financial of FY 2023-2024.
- v. The current year's financial statement is not yet ready as the audit date is 30.09.2024. Consequently, any comments on this cannot be made.
- vi. Site visit has been conducted on 14.06.2024. No discrepancies were found. Overall, Joneja Residency is progressing satisfactorily. The auditor certifies that the project is compliant with RERA regulations.
6. The above report was sent to the promoter for comments via email on 08.08.2024 and 12.08.2024, the promoter vide email dated 13.08.2024 acknowledged the receipt of the same.
7. Vide letter dated 14.08.2024, the promoter submitted that copy of audit report conducted by M/s NAV & Co has been received and the promoter confirmed the comments made by the auditor and they have no objection in this regard. Promoter also submitted Completion Certificate dated 25.07.2024 in respect of License No. 102 of 2019 dated 05.09.2019 – an affordable residential plotted colony over an area measuring 5.168 acres sited in Sector-5, Palwal.
8. On 10.04.2024, the Authority decided to impose a penalty of Rs. 1 Lacs on the promoter due to non-appearance in the hearing. However, vide letter dated 10.06.2024, the promoter has submitted that show cause notice was issued to him to personally appear on 10.04.2024, he was not available as he was out of station from 9th to 13th April 2024. Also QPRs have been uploaded upto 31.03. 2024.
9. After consideration, Authority decided to continuation registration for one year under Section-7(3) of RERA Act, 2016. Promoter should deposit penalty of Rs. one lac imposed by Authority on 10.04.2024 and file up to date QPRs before next date of hearing.
10. Adjourned to 06.11.2024.



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.

LA/Kakul