



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 11.12.2024.

Item No. 272.03

(ii) **Promoter:** M/s JBB Infrastructures Private Limited.

Project : "JBB Grand (Tower T4) FAR 5434.44 Sq. Mts."- forming part of a Residential Group Housing Colony being developed over land measuring 5.00 acres situated in the revenue estate of Village Kasba-Karnal, District Karnal.

Temp ID : RERA-PKL-1556-2024

Present: Adv. Tarun Ranga for the Promoter and Sh. Jitender Singh (Authorised Representative).

1. The application is for registration of a new project namely 'JBB Grand (Tower T4)' a Residential Group Housing Colony. License No. 95 of 2008 for land measuring 5.00 acres situated in the revenue estate of Village Kasba Karnal, District Karnal was granted by the Director Town & Country Planning, Haryana on 12.05.2008 to JBB Infrastructures Private Limited which was valid upto 11.05.2010 and renewed upto 11.05.2028.
2. The application for registration was examined and following deficiencies were conveyed to the promoter on 25.11.2024:

- i. Promoter should submit a brief note stating its financial and technical capacity to develop this project.
- ii. Schedule of License No. 95 of 2008 is not enclosed.
- iii. Non default certificate from a Chartered Accountant not submitted.
- iv. Copy of Service Plan/ Estimates have not been submitted.
- v. Schedule for Payment provided at Page 196 is not as per RERA Act, 2016 and not linked to the construction being undertaken.
- vi. Phone number of both the Directors and Authorised Signatory are the same and Email Id of Ms. Suchita Sharma not provided.



- vii. MCA Website shows loan of Rs. 1.62 Cr. Promoter should clarify whether the said loan is against project land or not.
- viii. Land utilization table is not in order;
- ix. No clear Authority of Sh. Jitender Singh has been submitted for filing RERA Registration.
- x. The Directors of the Company have signed as Authorized Signatories while delegating powers at page -57 & 58.
- xi. Contents of page 59 are missing.
- xii. 2/3rd written consent of the allottees is required on the revised Building Plans approved on 06/9/2024;
- xiii. The total FAR of the project is 35410 sq. mts., out of which OC for 26529 sq. mts. was obtained on 20.06.2017 and 3026.817 sq. mts. on 27.06.2022. Since completion certificate has not yet been granted therefore, the Promoter will have to seek extension for the Project by Paying extension/ late fee/ penalty.

3. Vide Reply dated 2.12.2024 and 04.12.2024, observation at serial no. (i) have been partially complied with as Promoter has to submit documents relating to technical capacity to develop the project. Observation at serial no.(ix) is not complied as the Board Resolution authorising power to Sh. Jitender Singh is not signed by the Sh. Jitender Singh and Observation at (xiii) is not complied as Promoter has not submitted any reply regarding extension of registration

(RC No. 293 of 2017 valid upto 12.10.2020) for FAR 3026.817 sq. mts. The Authority is of the view that deficiencies at serial no. ii, iii, iv, v, vi, vii, viii, x, xi, xii have been complied with.

On the last date of hearing i.e, 04.12.2024, the Authority observed that the total FAR of the Project is 35410 Sq. mts, out of which Occupation Certificate for 26529 sq. mts. was obtained on 20.06.2017 (which is not registered with the Authority) and Occupation Certificate for 3026.817 sq. mts. was obtained on 27.06.2022 which was registered with the Authority vide Registration No. 293 of 2017 dated 13.10.2017 which was valid upto 12.10.2020.

In view of above, The Authority was of the view that the present application dated 11.11.2024 for registration of the remaining FAR measuring 5434.44 Sqm should be treated as an "ongoing project".

4. Today, Authority observes that the Promoter has not complied with the observations at serial no. (i) and (ix) and regarding observation at serial no. (xiii), it is directed that a show cause notice under Section-35 read with Section-61 of RERA Act, 2016 be issued as to why



penalty may not be imposed for not applying extension of the project bearing registration no. 293 of 2017 dated 13.10.2017 which was valid upto 12.10.2020.

The Authority decided that the present application for registration of FAR measuring 5434.44 Sqm cannot be treated as a "New Project". The Promoter should submit the registration application of the said project as an "Ongoing Project" along with requisite fee as per resolution dated 26.08.2021 (Item No. 65.9). Hence, this application for registration is hereby returned with a liberty to file afresh. The registration fee earlier deposited will be adjusted after deduction of 5% processing charges.

5. Disposed of.



True copy

Executive Director,
HRERA, Panchkula

16/12/24.

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

LA (taken)