



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 28.05.2025.

Item No. 288.10

Extension of registration u/s 6 of RERA Act, 2016- Nextra Developers LLP.

Promoter: Nextra Developers LLP.

Project: "Nextra City 2", an Affordable residential plotted colony under DDJAY, 2016 on land measuring 15.290 acres situated in the revenue estate of Village Kharkhoda, Sector-2 Kharkhoda, Sonipat.

Reg. No.: HRERA-PKL-SNP-465-2023 dated 08.06.2023 valid upto 01.04.2025.

Temp ID: RERA-PKL-476-2019.

1. The Authority had registered the project on 08.06.2023 which was valid upto 01.04.2025.
2. Now, the promoter vide application dated 20.05.2025 has applied for extension of registration under Section-6 of RERA Act, 2016.
3. The promoter has mentioned that development works have not been completed yet due to restrictions of GRAP (Gateway for Air Quality Management) imposed by NGT (National Green Tribunal) during year 2023 & 2024 vide which carrying out of development works was banned. Also, they had not considered the ban period of NGT (National Green Tribunal) while applying for the RERA Certificate.
4. Now, the promoter has applied online through web portal.
5. The promoter has deposited ₹ 1,66,750/- as extension fee. However, the same could not be verified as date of UTR is not mentioned.



6. The promoter has submitted ₹1,28,250/- as late fee as per resolution dated 07.08.2024.

7. As per online application, the promoter has submitted the following: -

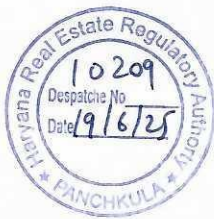
- a. Percentage of works completed at the time of last extension was 92.49%
- b. Percentage of development works executed as per Architect and engineer certificate is 98%
- c. Percentage of works completed as per CA certificate till date is 92.49%
- d. QPRs have been filed upto 31.12.2024.
- e. License no. 6 of 2023 is now valid upto 05.01.2028.
- f. Copy of zoning plan has been enclosed.

8. After consideration, the Authority is the view that the promoter has not submitted the following: -

- a. Photographs of the project.
- b. Extension application on prescribed REP-V format.
- c. Payment of extension fee and late fee could not be verified as date of UTR No. had not been submitted.
- d. Status of approval of service plans/estimates and approval of building plans of commercial site measuring 0.308 acres has not been submitted.
- e. Late fee and penalty as per resolution dated 07.08.2024 works out to ₹ 3,31,232 and ₹ 33,123/-. Therefore, late fee/Penalty is deficit by ₹ 2,36,105/-
- f. CA, Architect and Engineer certificate has not been submitted certifying the percentage of internal development works executed at site.

9. The promoter is directed to comply with the above observations, after that the request of the promoter shall be considered.

10. Adjourned to 03.09.2025.



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.

CA (Seyekhans)

