



**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 06.08.2025.**

**Item No. 295.30**

**Extension of registration u/s 6 of RERA Act, 2016.**

**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. The promoter vide application dated 20.05.2025 had applied for extension of registration under Section-6 of RERA Act, 2016.
3. The promoter has mentioned that development work has not been completed yet due to restrictions of GRAP (Gateway for Air Quality Management) imposed by NGT (National Green Tribunal) during year 2023 & 2024 and therefore development work was banned and, 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/- online as extension fee, which is in order, however the payment of 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. The Authority on 28.05.2025 had directed the promoter to comply with the following observations. The observations alongwith the reply dated 03.07.2025 is reproduced in an annotated form as under: -

Sr. No	Observations dated 28.05.2025	Reply dated 03.07.2025
1.	Photographs of the project.	Photographs enclosed.
2.	Extension application on REP-V format.	Extension application on REP-V format submitted.
3.	Payment of extension fee and late fee could not be verified from Accounts section since date of UTR No. has not been submitted.	Submitted details of UTR number which is verified by the accounts branch
4.	Status of approval of service plans/estimates and approval of building plans of commercial site measuring 0.308 acres	Informed that service plan estimates and building plans of commercial site measuring 0.308 acres has not been applied for and it's a vacant plot at site.
5.	Late fee and penalty as per resolution dated 07.08.2024 works out to ₹ 3,31,232 and ₹ 33,123/-. Therefore, the late fee already paid is deficit by ₹ 2,36,105/-.	Deficit late fee deposited.
6.	CA, Architect and Engineer certificate have not been submitted so that it could be verified from the percentages submitted	Submitted CA, Architect and Engineer certificate.

9. As per CA certificate, percentage in terms of project cost incurred till 31.03.2025 is 50.94%. As per Architect certificate, internal roads, water supply, storm water drains, street lighting, water conservation, rain water harvesting, fire water tanks, electrical meter room,





sub-station, receiving station, demarcation work and water tanks are 100% complete and sewerage is 96% complete, Landscaping and plantation is 93% complete. As per Engineer certificate, percentage of cost incurred as on 31.03.2025 based on the estimated cost of the project is 93.12%

10. On 28.05.2025, the matter was adjourned to 03.09.2025. However, vide reply dated 03.07.2025, the promoter had requested for early hearing of the matter since they had submitted all documents/details as per observations raised by the Authority.

11. Vide letter dated 22.07.2025, the promoter was asked to submit the number of days the ban was imposed by NGT and GRAP.

12. Now, vide reply dated 24.07.2025, the promoter has informed that during the years 2023 & 2024, the ban was imposed for the following period :-

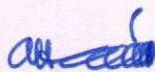
02-11-2023 to 28-11-2023 imposed for 27 days.  
22-12-2023 to 01-01-2024 imposed for 11 days.  
14-01-2023 to 18-01-2024 imposed for 5 days.  
14-11-2024 to 05-12-2024 imposed for 22 days.  
16-12-2024 to 27-12-2024 imposed for 12 days.  
03-01-2025 to 05-01-2025 imposed for 03 days.  
09-01-2025 to 12-01-2025 imposed for 04 days.  
15-01-2025 to 17-01-2025 imposed for 03 days.  
29-01-2025 to 03-02-2025 imposed for 06 days.

13. They further submitted that the ban against construction activities was imposed multiple times during the aforesaid period making the intermittent period a waste for starting construction activities as uncertainty regarding implementation of ban, always exists during intermittent period. Even otherwise, arrangement of labour and construction equipment and other materials was also very difficult due to uncertainty of ban period. Therefore, the promoter requested that extension may be granted to complete the project, as prayed in our original application for extension

14. After consideration, Authority decides to grant extension u/s 6 of the RERD Act, 2016 for a period of 155 days, i.e., upto 03.09.2025. Certificate of extension be issued accordingly. Disposed of.

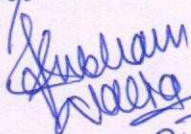


True copy

  
Executive Director,  
HRERA, Panchkula

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

STP

LA (Shubham)  
  
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