



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 10.09.2025.

Item No. 299.15

Continuation of registration u/s 7(3) of RERD Act, 2016.

Promoter: Jotindra Steel & Tubes Limited.

Project: 'Shree Homes (Phase II)' – an Affordable Group Housing Colony on land measuring 4.681 acres in Sector 45, Faridabad.

Reg. No.: HRERA-PKL-FBD-171-2019 dated 18.10.2019 valid upto 09.09.2024. Covid extension granted upto 09.06.2025.

Temp ID: RERA-PKL-727-2019

Present: Sh. Jyoti Sidana on behalf of promoter

1. The Authority had registered the project on 18.10.2019 which was valid upto 09.06.2025.
2. Now, the promoter vide application dated 09.06.2025 has applied for further continuation of registration under Section-7(3) of RERA Act, 2016 for one year, i.e., upto 09.06.2026.
3. In the explanatory note, the promoter has mentioned that they have completed 70% of development works and project shall be completed with in the next 10 months. Construction works has been completed and finishing works is under progress. Due to certain facts beyond the control of the company like GRAP, project could not be completed within stipulated time period.
4. License no. 105 of 2019 is now valid upto 31.12.2025.



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5. As per CA certificate dated 07.06.2025, civil and construction works is 75% complete.
6. The promoter has submitted an affidavit stating that they have not sold any plots or units in the project during the period of the sale ban imposed.
7. The promoter has applied online through web portal.
8. The promoter has deposited ₹4,33,500/- as extension fee, which is in deficit by ₹83,192/-
9. The promoter has deposited ₹10,000/- as public notice fee and ₹41,300/- as auditor fee.
10. Following deficiencies were observed by the Authority on 25.06.2025 and the promoter was directed to comply with the same: -
 - a. The promoter has not deposited the late fee as per resolution dated 07.08.2024 which works out to ₹3,87,519/-.
 - b. Extension fee is deficit by ₹83,192/-
 - c. Online QPRs have been filed upto 30.09.2024 only.
11. Further, M/s Trynavh & Co. was appointed as Auditor vide letter dated 29.07.2025 and public notice was issued in Newspapers Indian Express and Dainik Bhaskar in which it was mentioned that the objections shall be filed in the registry of the Authority before 14.08.2025 which will be considered by the Authority under section 7(3) of the Act.
12. Reply has not been received from the promoter however, following objections from the general public have been received: -

S. No	Objections submitted by	Objection
1.	Surjeet Singh, Sumandeep, Vijay Sharma, Muskeem, Shiv Kant Misra, Sunita Kumari, Sameer Goyal, Reeta Saxena, Ajay Singh Aswal.	<i>As per the BBA, the possession of the said unit was committed to be handed over by July 2024. However, we have now been informed through the Public Notice that the possession timeline was officially extended by the Haryana RERA until 9th June 2025. While we understand and accept that an extension was granted, this delay was significant and has caused financial and mental distress. As per the provisions of the BBA and Section 18(1) of the Real Estate (Regulation and Development) Act, 2016, the allottee is entitled to receive compensation in the form of interest and/or penalty for delay in handing</i>



		over possession beyond the committed date. ➤ <i>Timely Completion of the Project: Kindly issue directions to the promoter to ensure time-bound completion of the Shree Homes (Phase 1) Project (registration no. HRERAPKL-FBD-171-2019) no later than 31st December 2025</i> ➤ <i>Direction to the builder to pay penalty/delay compensation to the allottee for the delay in possession beyond July 2024, up to the extended date i.e., 9th June 2025, or till the actual date of possession, whichever is later.</i> ➤ <i>Direction to refund interest/penalty or any other charges, if levied upon the allottee for delayed payments during the extended construction period, as the delay is solely attributable to the promoter.</i> ➤ <i>The delay has not only caused financial burden (due to rent, EMI, etc.) but also violated the agreed timeline, breaching the trust placed by the homebuyer in the promoter. We kindly request RERA to take appropriate action and issue necessary directions to the builder for fair and timely compensation to the aggrieved allottee, in accordance</i>
2.	Maitreyi Debnath	<i>HRERA has already granted Covid extension to the project up to 09.062025 without extending the same to the allottees in the case of their instalment payment. Thus, HRERA has Unjustly enriched the developer as it has received the instalment amount in time while the works are delayed. Payment were in time and expenditure was delayed. This made the developer unjustly rich whereas covid has an all-pervasive effects. So, the extension should have been given to the allottees also. This is unjust and unequal treatment. The other similar project like Habitat, Amolik in the same area are running smoothly but Shree Homes is neither transparent nor respectful to the allottees bona-fide interest. Only a visit on the site in cognizance of the allottees will open the Pandora box. It is hard to describe within this short period how the developer is dishonest in distribution of Car Parking, using lower quality raw materials, allotting Flats without Occupation Certificate, deviating from approved plan etc.</i> <i>Initially banks refused to sanction loan to the allottees because the project lacked environment clearance report. The ill reputation of the developer was an obstacle in getting Home Loan in spite of</i>



	<i>square eligibility of the allottee in getting home loan, I had to suffer an Interest burden of ₹ 95,000/- due to non-sanction of loan by nationalized Banks. I am a permanent employee of Delhi Metro Railway Corporation (DMRC) with good CIBIL. Banks like SBI, BOB, PNB are strick borrowers. They are/were glad enough to sanction loan to me. But due to ill-name and lack of Environment clearance at that time, they refused to sanction home loan. A fault from the builder has made the allottee sufferer.</i> <i>HRERA Acts and Rules made thereunder does not permit the builder to charge any amount other than the approved rate. In the last part of the year 2021, they have invented trick to exploit money in cash by allotting car parking only to the buyers of Electric charging point. They negotiated with gullible allottees on rate of electric charging point with the mandatory condition that electric charging point must be purchase to get car parking. As rate of car parking is reasonably fixed by HRERA, they floated the value of electric charging point and demanded ₹ 6,00,000/- for both car parking and electric charging point as a package from me in cash and refuse to sale car parking to me as I refused to take electric charging point at their arbitrary rate. They practiced this cash and bargain trick to earn an extra amount. That is why they have not conducted draw for car parking allotment. This may be enquired on the sport. A copy of rough but actual format used by them is enclosed.</i> <i>The quality of the lifts in use are deplorable and many accidents have already Occurred. Only the needy class applies for affordable house. It is a double jeopardy on the allottees to bear interest on EMI as well as House rent for residential house in case of delay in completion of Housing Project.</i> <i>I, therefore, pray to your good Authority to take a wise decision after considering the pros and cons of the project after an open visit to the site allowing the allottees to express their grievances on the sport. It is not easy for a working man to visit Panchkula for lodging complaint.</i>
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13. After consideration, the Authority is of the view that neither the Audit report has been received from the Auditor nor any reply has been filed by the promoter on the objections



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conveyed on 25.06.2025. The Authority decides that copy of the objections received from the general public be sent to the promoter through mail and the promoter is directed to submit reply thereon, atleast one week before the next date of hearing. The promoter is also directed to co-operate with the Auditor.

14. Adjourned to 10.12.2025.



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.

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All LA's (Shubham, Tushar, Karanget, Dhruv, Jada)

STP

Shubham
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(S/R)