



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 12.11.2025.

Item No. 304.12

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

Promoter: JBB - Everest Buildtech Private Limited.

Project: "BTW Grand Square", Tower T3D having FAR measuring 7836.85 sq mtrs. and 202.63 sq mtrs. of commercial area total measuring 8039.48 sq mtrs (forming part of a larger Group Housing Colony measuring 10.18 acres) situated in the revenue estate of Village Nangal Kalan, Sector 61, Sonepat Kundli Urban Complex.

Reg. No.: HRERA-PKL-SNP-420-2023 dated 01.03.2023 valid upto 05.08.2024.

Temp ID: RERA-PKL-1170-2022

1. The Authority had registered the project on 01.03.2023 which was valid upto 05.08.2024.
2. Now, the promoter vide application dated 25.09.2025 has applied for extension of registration under Section-6 of RERA Act, 2016 for one year.
3. In the explanatory note, the promoter has mentioned that they already undertaken and completed substantial compliance with the sanctioned development plans and has duly executed a significant portion of the construction works thereunder. The principal civil works relating to the tower stand at an advanced stage, with the superstructure having been completed and interior finishing works presently underway. Concurrently, key infrastructural services - including internal roadways, electrical conduiting, installation of fire-safety mechanisms, and water supply systems - are in active progress. However, certain ancillary yet integral elements, *inter alia*, façade treatments, landscape development, mechanical



installations, and final service integrations, continue to remain in execution, the same being attributable primarily to the exceptional and unforeseen circumstances more fully delineated.

4. Reasons for delay in completion of the project: -
 - a. Escalation in Cost of Construction Materials and Consequential Financial Constraints.
 - b. Government-Imposed GRAP Restrictions on Construction Activities
It is most respectfully submitted that the progress of the project has been materially hindered on account of statutory prohibitions imposed under the Graded Response Action Plan during severe and severe-plus air quality episodes. In particular, non-essential following periods: 02-30 November, 22 December 2023 to early January construction activities were repeatedly suspended under Stage II/IV restrictions during the 2024, mid-November to early December 2024 (Stage III, escalated to Stage IV with a complete ban save essential works), mid-December 2024 (further re-impositions under Stage I/IV, 02-12 January 2025 (Stage I, relaxed post precipitation), 15-18 January 2025 (short return of Stage I), and 29 January 2025 to early February 2025 (Stage I with fluctuating AQI between 350-400). These recurring restrictions gravely constrained on-site execution, disrupted sequencing of inspections, and precluded regular deployment of labour, despite the promoter's continued preparedness to carry forward the work as and when permitted.
 - c. Impact of Construction Ban Cycles on Construction Workforce and Project Timelines The frequent and unpredictable cycles of prohibition imposed under GRAP created an onerous operational hardship for the promoter. Each imposition necessitated the demobilisation of the engaged workforce. Conversely, upon withdrawal of restrictions, the promoter was compelled to undertake the costly and time-consuming process of re-mobilising manpower, which not only entailed administrative and logistical difficulty but also recurrent expenditure.
5. The promoter has applied online through web portal and on REP-V.
6. The promoter has mentioned that 95% development works have been executed as per CA, Architect and Engineer certificate.
7. The promoter has submitted an affidavit affirming that no sale, booking, transfer of any unit has been carried out by the promoter.
8. Photographs has been enclosed
9. License no. 203 of 2007 has been renewed upto 05.08.2026.
10. Service estimates have been enclosed by the promoter.
11. The promoter has deposited ₹45,000/- as extension fee.
12. The application was examined and following deficiencies were conveyed to the promoter vide letter dated 13.10.2025: -
 - i. The promoter has not submitted complete set of service plans of the project.



- ii. Calculation of extension fee be submitted so that late fee and penalty as per resolution dated 07.08.2024 and deficit extension fee, if any, be computed.
- iii. A table showing the exact period for which the GRAP has been imposed be submitted.

Now, the promoter vide reply dated 27.10.2025 has submitted as under:-

- a. Complete set of service plan/estimates has been submitted.
- b. Calculation of extension fee along with DD for an amount of ₹ 131,350/- has been submitted. Upon examination, the extension fee works out to ₹ 72,118/- and Late fee as per resolution dated 07.08.2024 works out to ₹ 1,44,237/- and penalty works out to Rs 1,00,965/-. Therefore, the fee already submitted is deficit by ₹ 1,40,970/-
- c. Table showing GRAP has been submitted according to which, 78 days has been mentioned by the promoter.
- d. The promoter has further annexed a copy of occupation certificate of Tower T3D alongwith community building and convenient shopping granted by DTCP Haryana on 08.10.2025.

13 After consideration, Authority decides to grant extension under Section 6 of the Act for a period of 78 days i.e. upto 22.10.2024 certificate of extension be issued accordingly. The promoter is directed to apply for further continuation of registration u/s 7 (3) of the RERD Act, 2016. 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 (away)


LASHMESHWARAN


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