



**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 10.12.2025.**

**Item No. 307.26**

**Continuation of registration u/s 7(3) of RERA 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. Brijesh Singh, CRM Head along with Sh. Sourabh Sharma, Marketing Head.**

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.
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. M/s Trynavh & Co. was appointed as Auditor vide letter dated 29.07.2025 (Audit report not yet received) 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.	Surject Singh, Sumandeep, Vijay Sharma, Muskeem, Shiv Kant Misra, Sunita Kumari, Sameer Goyal, Recta Saxena, Ajay Singh Aswal.	<p><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.</i></p> <p><i>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 over possession beyond the committed date.</i></p> <ul style="list-style-type: none"> <li>• <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</i></li> </ul>



		<p>later than 31st December 2025</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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</li> </ul>
2.	<b>Maitreyi Debnath</b>	<p>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.</p> <p>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 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.</p> <p>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,</p>



	<p><i>they refused to sanction home loan. A fault from the builder has made the allottee sufferer.</i></p> <p><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></p> <p><i>The quality of the lifts in use are deplorable and many accidents have already Occurred.</i></p> <p><i>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></p> <p><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></p>
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The Authority on the last date of hearing i.e., 10.09.2025 was 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 conveyed on 25.06.2025. The Authority decided 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.

13. Vide email dated 09.10.2025, objections were sent to the promoter. Now, vide reply dated 03.12.2025, the promoter has submitted as under:-

1. Delay in Project Commencement due to EC and CTE Approvals
2. Extensions arising from Force Majeure Notifications execution:



- a. GRAP / CAQM Restrictions (Air Quality - Construction Ban)- 172 days
  - b. Covid 19 second wave restrictions.
14. Requirement of additional extension under reasonable circumstances.
15. Financial consequences due to HRERA Expiry-Banks have suspended project funding.

**Response to objections filed:-**

A few allottees have filed objections to the extension request. Some allottees have already been handed over their units for finishing and interior work.

Allottees Handed Over Units / Interior Work / Withdrawal of Objection Withdrawal of objection Issued:

Unit No T4-901

Allottee Samcer Goyal

Many of the objecting allottees are themselves in default of timely installment payments, with an average delay exceeding 12 months, and have incurred penal interest in accordance with the agreement. These allottees had sought waiver of penal interest, which could not be granted, and it appears that their objections arise primarily from the refusal of such waiver. Notwithstanding the above, they remain committed to maintaining fairness. If any allottee genuinely wishes to exit the project, they are willing to refund their deposits along with interest at the same rate as charged to allottees for delayed payments, ensuring absolute parity and equity. That even recently, the Delhi-NCR region was under GRAP Stage-3 restrictions till 26.11.2025. These ongoing curbs are further delaying the project through no fault of the promoter and continue to impact our ability to deploy labour, materials, and equipment at full capacity. It is profitable to mention here that the lift installation is also already under process. A misunderstanding regarding the payment of fees. In the order dated 10.09.2025, it was noted that the Promoter had not deposited the required late fee or the deficit extension fee. They submitted that the fee was indeed paid before the hearing date, however our email regarding the update could not be timely placed on record. It is submitted that:

- Late Fee Paid: ₹ 23,87,519/- was paid on 08.09.2025 vide Transaction No. INF/NFT/041535979391.



• Deficit Extension Fee Paid: 783,192/- was paid on 08.09.2025 vide Transaction No. INF/NFT/041535979461.

They have shared the proofs of these payments to the Hon'ble Authority vide email dated 09.09.2025 in compliance to the observations.

16. The audit report has not yet been received from the auditor. Sh. Brijesh Singh, appearing on behalf of promoter informed that they have supplied all the relevant information to the auditor and the audit report shall be submitted by the auditor within few working days. The Authority after consideration is of the view that license of the colony is valid upto 31.12.2025, therefore, the case could be considered for grant of extension upto the validity of license only. The office is directed to send a copy of the audit report immediately when received to the promoter for their comments and put up the case of extension through circulation.

17. 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 (Shukhraj) (on leave)

  
12/01/26

  
09/01