



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapk1-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 25.03.2026.

**Item No. 316.18**

Continuation of registration under Section-7(3) of RERA Act, 2016.

**Promoter:** Homeshetra Realtors Private Limited.

**Project:** "Kohinoor city" Affordable Residential Plotted Colony under DDJAY on land measuring 20.03 acres situated in the revenue estate of village Village Umri, Sector-32, Kurukshetra.

**Reg. No.:** HRERA-PKL-KRK-543-2024 Dated: 06.02.2024 valid upto 01/11/2025.

**Temp ID:** 1354-2023.

**Present:** Adv . Neeraj Puri on behalf of the Promoter

1. Vide letter dated 18.12.2025, the promoter has applied for continuation of registration U/s 7(3) of the RERA Act, 2016 for a period of one year of the Affordable Residential Plotted Colony Project "Kohinoor city" situated in the revenue estate of village Umri, Sector-32, Kurukshetra.

2. Following have been submitted by the Promoter:

Percentage of development works executed as per Architect's Certificate	87.50%
Percentage of development works executed as per Engineer's Certificate	87.50%
Percentage of development works executed as per CA's Certificate	87.50%

a. Form REP-V along with Extension fee of ₹218000/- paid via DD No. 4863 online dated 08.12.2025.

b. Public Notice fee 10,000 vide DD No. 4864 dated 08.12.2025

c. Auditor Fee of ₹ 41,300 vide DD No. 4862 dated 08.12.2025



- d. Copy of Licence No. 205 of 2023 issued by DTCP is valid till 10.10.2028.
- e. Architect's Certificate dated 10.12.2025 which certifies 87.50% cumulative Progress.
- f. CA Certificate certifies 87.50 % completion of construction work.
- g. Latest Photographs of the project.
- h. QPR's filed upto 30.09.2025

3. Reasons for delay:

- a) Reduced cash inflows: Because of the dip in investments and buyer hesitation in Kurukshetra, the pace of bookings slowed down. The resulting short-term liquidity constraints affected the projects cash flow cycle and delayed certain construction activities dependent on capital infusion.
- b) Extended monsoon season in Kurukshetra region: Higher-than -normal rainfall cycles in Kurukshetra belt restricted the movement of machinery and delayed progress of external developments works, including road formation and drainage installation.

4. Extension fee calculation

Total area	=20.03 Acres
Area for plotted	= 19.6233 Acres
FAR for plotted	= 1
Rate for plotted	= ₹ 5 per sq mts
Fee For Plotted	= 19.6233 x 4047 x 1 x 5
	= ₹397077.4755
Area For Commercial	= 0.4067 Acres
FAR for commercial	= 1.5
Rate	= 15
Fee for commercial	= 0.4067 x 4047 x 1.5 x15
	= ₹434110.56
Total registration Fee	= ₹4,34,110.56
Extension Fee	= half of registration fee
	= ₹2,17,055.28
Late Fee	= ₹4,34,110.56 (one registration fee)
Penalty	= 10 % Of extension fee x no of months caused
	= 10 % of ₹2,17,055.28 x 2
	= ₹43411.056

5. Vide Letter No HRERA-PKL/ED/PROJ/2026/97-99 dated 12.01.2026 M/s Parkash Ved & Co, was appointed as the Auditor to conduct Audit of project.

6. Vide letter dated 03.03.2026, the Auditor has submitted Audit report of Project "Kohinoor City" in which the Auditor has made the following observation:

- a. The developer has complied with the provisions of RERA relating to the maintenance of a separate RERA account and the deposit of 70% of the



amounts realized from allottees therein, in accordance with applicable laws and guidelines.

- b. The Auditor has cross-verified the amounts received from the allottees with the corresponding deposits reflected in the bank statements on a sample basis. Verification included review of Builder – Buyer Agreements, allottee-wise collection details provided by the developer in the form of tally data, and the related bank statements.

On such sample-based verification, no discrepancies or irregularities were observed that would indicate any non-compliance with the applicable provisions or regulatory requirements.

- c. On the basis of certificate given by CA Ankit Sharma partner of M/s Ankit Vijay Sharma & Co, Architect report submitted by Ar. Pankaj Negi and Engineer certificate given by Ar. Pankaj Negi uploaded on HRERA portal, the Auditor has confirmed that provisions of Section 4(2) (1) (D) of the RERA Act 2016 are being followed in relation to withdrawals, ensuring they are proportionate to the development works undertaken at the project site.

- d. Auditor has conducted on-site inspection to corroborate the progress and has also cross verified the information with the architect certificate ensuring accuracy in the completion of the project. Few photographs of site progress are also enclosed.

- e. Auditor has also verified that as per the details provided and based on discussions held with the developer, no plots have been surrendered, resumed, cancelled or restored during the period under review.

7. The present application has been examined, and the following shortcoming has been noticed: -

- a. Engineer's certificate certifying the percentage of work completed not submitted.  
b. Late fee equivalent to one registration fee. Not deposited.  
c. Penalty of ₹43411/- not deposited.

8. Today, the Authority directed the promoter to comply with the deficiencies mentioned above and to submit the resolution plan of the project today. The same was submitted by the promoter vide letter dated 25.03.2026 Dak id- 51006. After consideration the Authority granted continuation of registration U/s 7(3) of the RERA Act, 2016 for a period of one year valid upto 01.11.2026 and directed the office to issue a certificate regarding the same.

9. Disposed of.



True copy

Secretary (Acting),  
HRERA, Panchkula

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

CA-Shally  
Shally  
29/04/26

~~Cell~~  
29/4/26  
STP

29/04