



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-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 06.05.2026.

Item No. 321.08

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

Promoter: JOP International Limited.

Project: "JOP Palms" – a Group Housing Colony on land measuring 6.88 acres situated in Sector-28, Rohtak.

Reg. No.: HRERA-PKL-ROH-448-2023 dated 08.05.2023 valid upto 31.12.2024. First extension granted upto 31.12.2025.

Temp ID: 1183-2022.

1. Vide letter dated 30.09.2025, the promoter has applied for continuation of registration of captioned project and submitted online extension application on 04.11.2025. The Promoter has requested to continue the said registration upto 31.12.2026. Following has been submitted by the Promoter:

- License No. 07 of 2013 dated 04.03.2013 renewed upto 04.02.2027.
- Extension fee of ₹ 1,90,985/-.
- Auditor fee and public notice fee amounting to ₹ 51,300/- .
- Percentage of works completed at the time of last extension 95%.
- Percentage of development works as per C.A, Architect and Engineer Certificate is 95%.
- QPRs have been filed upto 31.12.2025.
- Part Occupation Certificates issued on 13.09.2024 and 23.04.2025 for FAR 15963.355 Sqm including Commercial and for FAR 10918.047 Sqm and Nursery School respectively.
- Photographs of the project.
- Explanatory note-Construction is going at full swing for remaining towers/blocks and will be completed within 3-4 months.



(74)

2. Vide letter dated 17.02.2026, M/s Satish Indu & Co. were appointed to conduct audit of the project. Also, Public Notice inviting objections from general public and association of allottees was published in newspapers of Indian Express and Dainik Bhaskar on 18.02.2025. No objections have been received.

3. Vide letter dated 11.02.2026, M/s Satish Indu & Co. have submitted the Audit Report along with photographs of the project and following has been observed by the Auditor:

a. The party has registered this project under HRERA vide registration no HRERA-PKL-ROH-226-2021 (226 OF 2021) dated 08-02-2021 and in application form for registration made with HRERA the bank account details under which deposit of the receipts from the allottees to be credited was Bank of Baroda (A/c No. 12990200000281, IFSC: BARBOPUNJAB) and again registered with registration no HRERA-PKL-ROH-448-2023 (448 of 2023) dated 08-05-2023 and in application form, for again registering the project with HRERA the bank account details under which deposit of the receipts from the allottees to be credited was HDFC Bank (A/c No. 57500000770461, IFSC: HDFC0001349). In the CA certificate provided at the time of filling of QPR's for the period quarter ended June 2021, the escrow account has been defined as Utkarsh bank (A/c No. 1519020000000002). Lately, the CA certificate in the QPR's quarter ended Dec 2021 the escrow account details provided is for HDFC (A/c No. 57500000770461, IFSC: HDFC0001349) and also for the further period the same bank account has been maintained. However, the company is maintaining multiple accounts in which receipts from the allottees have been deposited which is not mentioned in the first application for registration made by the company with HRERA.

b. On the basis of allottees list/ document files/ledger of some of the allottees have been checked on test check basis for verification of receipts issued with amount as received in bank account registered with RERA and found satisfactory as per best of our knowledge.

c. As per Section 4(2)(1)(D) of RERA Act 2016, amount which can be withdrawn from the registered bank account should be in proportion of the development work completed by the party and for this party has provided us the CA certificate, architects report and engineer's certificate and on the basis of above documents verified by us it is observed that the amount is withdrawn in proportion of the work completed as certified by the CA, architects and engineer. As per section 4(2)(1)(D) of RERA Act 2016 the promoter has got his accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant, which was not available at the time of audit and therefore the same was not produced before us. The Party does not provide audit report in annexure "A" which is a mandatory document for the audit of the project.



The Promoter has replied that audit report under annexure A in compliance with 4(2)(I)(d) is not demanded by the Authority.

d. Work completed is 100% (FOR PHASE I) AND 75% (FOR PHASE II) as per the architect's report/engineers report as on 31.3.2025 provided to us and the work done is duly supported by the photographs which are attached with this report for your ready reference. However, Phase II of the project has been achieved upto 95% as on 28-02-2026 and complete completion of the project is still pending.

e. The party has provided us the list of surrendered/ resumed/cancelled/restored plots and on test check basis the same has been found satisfactory.

f. The company has numerous cases filed against them for home buyers and other parties which are material in nature. b) There are other real estate projects apart from JOP Palms which is run by M/S JOP International Limited as mentioned in the audited financial statements as provided to us.

4. On 30.03.2026, the Promoter had submitted comments on the audit report that they were not aware of the requirement for six monthly compliances, as this was not mentioned in the registration certificate, nor it was asked to undertake the same by the Authority. However, they are filing quarterly compliance on a regular basis.

5. On 22.04.2026, the Authority directed the Promoter to submit the following:

- i. Resolution Plan to complete the project.
- ii. Clarify the observation of the auditor that the promoter has opened multiple accounts in which receipts from the allottees have been deposited. Also, inform the current 100%,70% and 30% account maintained by the Promoter.
- iii. Clarify which tower falls under Phase – I and Phase II as mentioned in the Audit Report.
- iv. Explanatory note does not incorporate reasons for delay in completing the project.

6. Vide letter dated 28.04.2026, the Promoter has submitted the following:

- i. That approximately 98% of the construction and development works at the project site have been completed. These finishing works undertaken to be completed at the time of handing over the respective unit to the allottee. However, a resolution plan has been submitted wherein it has been mentioned that only 5% progress is pending as on date.
- ii. That current maintained accounts in the project are escrow accounts controlled by SWAMIH Investment Fund. The accounts of Bank of Baroda and Utkarsh Small Finance Bank were operational before they received RERA registration bearing no. HRERA-PKL-ROH-226-2021 dated 08.02.2021, subsequently, the company received funding from SWAHIM Investment Fund and Escrow Accounts were opened into HDFC Bank, in compliance of RERA Rules and SWAHIM Investment Fund. The details of HDFC bank accounts used for collection, expenditure etc. in this project are as follows:



100%Collection A/c : 57500000770461
70% RERA A/c : 57500000769918
30% Free A/c : 57500000770359

iii. That they have received Occupation Certificate for phase 1 in which tower no. A2, B1 to B8, B12 to B19 and shops fall and for phase- II in which tower no. A1, B9 to B11, C falls for which Occupation Certificate has been applied and for EWS section, Occupation Certificate has been issued for 52 EWS units and for balance 26 units Occupation Certificate has been applied.

iv. That the project is complete in all respect, there is no specific delay in construction activities except the administration processing time required to get the Occupation and Completion Certificate which is to be issued from the DTCP Haryana.

7. The Promoter has complied with all the observations conveyed on 22.04.2026.

8. In view of the above, the Authority decided that the registration of the project be extended for one year under section 7(3) of the Real Estate (Regulation & Development) Act, 2016 upto 31.12.2026, certificate of extension be issued accordingly.

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.

[Handwritten signature]

26/5/26

STP

[Handwritten signature]
26/5/26

LA KANUPRIYA
[Handwritten signature]
27/05/26