



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 24.06.2026.

Item No. 323.32

Extension of registration u/s 7(3) of RERD 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, Sonapat Kundli Urban Complex.

Reg. No.: HRERA-PKL-SNP-420-2023 dated 01.03.2023 valid upto 05.08.2024. Extension u/s 6 granted upto 22.10.2024.

Temp ID: RERA-PKL-1170-2022.

1. The Authority in its meeting held on 12.11.2025 (vide Item No. 304.12) decided to grant extension under Section 6 of RERA Act, 2016 for a period of 78 days which was valid upto 22.10.2024. The promoter was directed to apply for further continuation of registration u/s 7 (3) of the RERD Act, 2016.
2. Now, the promoter vide application dated 02.03.2026 has applied for continuation of registration under Section-7(3) of RERA Act, 2016.
3. In the explanatory note, the promoter has mentioned that they have 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. 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.
- c. The promoter has applied for continuation of registration online through web portal and on REP-V.
- d. The promoter has mentioned that 95% development works have been executed as per Architect and Engineer certificate. As per CA certificate, the same is 83.68%
- e. The promoter has submitted an affidavit affirming that no sale, booking, transfer of any unit has been carried out by the promoter.
- f. Photographs have been enclosed
- g. License no. 203 of 2007 has been renewed upto 05.08.2026.
- h. The promoter has deposited ₹213,100/- as fee. 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 ₹ 1,29,812/-. Therefore, the fee already submitted is deficit by ₹ 1,33,067/-
- i. 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.

5. The Authority on 25.03.2026 had directed the promoter to deposit the aforementioned deficit fee of ₹ 1,33,067/- alongwith a copy of resolution plan of the project alongwith the details of the works which are yet to be completed, works which have already been completed and financial arrangements to complete the remaining works.



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6. The promoter vide reply dated 03.06.2026 has deposited the fee of ₹ 1,33,067/- and has submitted a resolution plan mentioning that 95% works have been completed.

7. After consideration, the Authority decides that registration certificate shall remain in force under section 7(3) of the RERD Act, 2016 which shall be valid upto 22.10.2025. Certificate of continuation of registration be issued accordingly. The promoter is directed to apply for further extension of the project till which time there shall be an absolute ban on the sale of unsold inventory. **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.

[Signature]
23/7/26
STP

[Signature]
28/07

LA-Shyobham,
Bussan
Mishra
23/7