



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 29.07.2026.

Item No. 327.14

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

Promoter: BKS Infra Developers Private Ltd.

Project: "KJS Township" an Industrial Plotted Colony over area measuring 12.443 acres situated in revenue estate of village Daboda Khurd, Tehsil Bahadurgarh, Dstt. Jhajjar.

Reg. No.: HRERA-PKL-JJR-517-2023 dated 16.11.2023 valid upto 26.06.2026.

Present: Adv. Neeraj Puri, on behalf of the promoter.

1. Vide letter dated 03.07.2026, the promoter has filed an application for extension of registration of abovesaid project. They further submitted that the development and construction work of the project has been 100% completed, and the application for extension of registration has been filed solely for the purpose of completing the remaining statutory formalities and obtaining the requisite approvals from the competent authorities. They confirmed that all development works in the project stand completed in all respects.

2. In view of the above facts and circumstances, they requested the Authority to grant the extension of the project registration and exempt the requirement of appointment of an Auditor while considering the present extension application, as no development or construction work remains pending in the project. The promoter had applied for continuation of registration of captioned project under Section- 7(3) of the RERA Act, 2016 from 26.06.2026 to 26.06.2027. Following have been submitted by the Promoter:

- i Form REP-V alongwith Extension fee of ₹1,30,000/- via transaction ID 11000369381154 dated 26.06.2026.

Particulars	Percentage
Percentage of works completed at the time of last	0 %



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extension	
Percentage of Development Works executed as per Architect's Certificate till date i.e. 15.06.2026	100%
Percentage of Development Works executed as per Engineer's Certificate till date i.e. 15.06.2026	100%
Percentage of Development Works executed as per CA's Certificate till date i.e. 15.06.2026	100%

- ii. CA certificate stating the percentage of completion of construction work (including land cost) as 99.31% and percentage of completion of construction work (excluding land cost and taxes, fees and DTCP charges) as 100.99%.
- iii. Architect Certificate stating work done in percentage as follows:

Internal Roads and pavements-100%
 Water Supply-100%
 Sewerage (chamber lines, special tanks, STP -100%
 Storm Water drains -100%
 Landscaping and tree Plantation-98%
 Street lighting/Electrification-100%
 Treatment and disposal of sewage and sullage water/ STP-100%
 Solid Waste Management and disposal-100%
 Water conservation, Rain water harvesting, percolating well/ pit-100%
 Fire protection and safety requirements-100%
 Electrical meter room, substation, receiving station-100%
 Boundary Wall construction-100%

- iv. Engineer Certificate stating Percentage of work done with reference to the total estimated cost) is 100%
- v. Copy of Approval of service plan/ estimates dated 02.07.2026 in respect of Licence no. 110 of 2023 dated 18.05.2023 granted for setting up of Industrial Plotted Colony for an area measuring 12.44375 acres in the revenue estate of village Daboda Khurd, Tehsil Bahadurgarh, Dstt. Jhajjar.
- vi. Copy of Licence no. 110 of 2023 dated 18.05.2023 valid upto 17.05.2028.
- vii. Photographs of the project.
- viii. QPR's filed upto 31.03.2026.
- ix. Explanatory note regarding the state of development/ construction works in the project and reason for not submitting the Completion Certificate within the period declared in Form REP-II.
- x. Calculation of fees:

Late fees=One Registration fee=₹ 1, 25,899/-
 Extension fees= Half of Registration fee= ₹ 2, 51,799/-
 Penalty= 10% of Extension fee X no. of months= ₹ 25,179/-.

3. The present application has been examined and following shortcomings have been noticed: -

- i. Fee is deficit by ₹ 2,72,877/-



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- ii. An Affidavit be submitted that the promoter has not sold any unit/plot after the expiry of RERA Registration.
- iii. Auditor fees has not been deposited.
- iv. The promoter has not submitted the copy of NOC/ Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- v. Promoter has not submitted a copy of brochure to the Authority immediately after publication.

4. Today, Sh. Neeraj Puri appearing on behalf of promoter informed that they are filing reply to the observations of the Authority, today itself. He further requested that audit of the project may be expected since completion has been applied and development works have been executed at site. Further, accepting the request of the counsel, the Authority decides to execute the audit. The same has been filed by the promoter and is found to be in order.

5. The Authority after consideration decides that registration certificate shall remain in force for one year under Section-7(3) of the Act which shall now be valid upto 26.06.2027. Certificate of continuation of registration be issued in this regard. **Disposed of.**



True copy

Secretary (Acting),
HREERA, Panchkula

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

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