



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 16.09.2026.

Item No. 332.13

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

Promoter: M/s Jindal Realty Limited.

Project: "Jindal Realty City (Phase-III)" – residential plotted colony on land measuring 20.63 acres situated in Sector 33, 34 and 35, Sonapat.

Reg. No.: 165 of 2017 dated 29.08.2017 valid upto 31.12.2022 Covid extension granted upto 30.09.2023, First Extension granted upto 30.09.2024. Continued for one more year upto 30.09.2025. Continued further upto 30.09.2026.

Temp ID: 691-2019.

Present: Sh. Jyoti Sidana on behalf of promoter.

1. The Authority on 28.01.2026, (vide Item No. 311.29) had granted continuation of registration for one more year under Section-7(3) of RERD Act, 2016 upto 30.09.2026.
2. Vide letter dated 07.07.2026, the promoter had applied for continuation of registration for one more year upto 30.09.2027 on REP V format and online on the web portal.
3. The promoter vide online application has submitted that Percentage of works completed at the time of last extension was 100% and now, as per CA, Architect and Engineer Certificate, 100% of development works have been executed.
4. The promoter has mentioned that the said Project of 20.63 acres is completed at site and is an integrated part of larger Plotted Colony over an area measuring 214.718 acres being developed by Jindal Realty Limited and part completion for the same has been issued by office of DTCP, Haryana on 10.03.2016, 06.03.2024 and 06.01.2026.
5. Promoter is liable to pay late fee as per resolution dated 07.08.2025, to the tune of 25% of extension fee.



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6. License no. 71 of 2009 has been renewed upto 25.11.2027.
7. Photographs of the project have been enclosed.
8. The promoter has deposited ₹ 85,000/- as extension fee, however calculation has not been submitted.
9. While granting earlier extension upto 30.09.2026, on 28.01.2026 Audit report of M/s Anuj Goyal Associates submitted vide letter dated 26.12.2025 was considered and public notice dated 29.07.2025 was issued in newspapers, Indian Express and Dainik Bhaskar, on which no objections from general public were received. Therefore, there is no need to re-publish the public notice and reappoint the auditor.
10. The Authority was of the view that while granting earlier extension upto 30.09.2026, a condition was imposed that the promoter shall get the floors/villas registered with the Authority as per law within 30 days of issuance of this certificate failing which Authority may initiate proceedings for revocation of registration. However, the same has not yet been got registered. Sh. Jyoti Sidana appearing on behalf of promoter informed that they have filed reply in the registry of the Authority yesterday, i.e., 28.07.2026 informing that the details regarding Villa and Floor was appraised to the Authority in its meeting held on 06.03.2024 and they had already submitted the following details vide letter dated 16.04.2024:

Type	Total nos	sold/unsold	Status of OC	Status of CC
Plots	79	79	NA	CC received
Villa	143	143-All sold	OC received	CC received
Floor	336	336-All sold	324 OC received 12 OC applied	CC received

They intimated that Phase-III of "Jindal Global City" measuring 20.63 acres has been duly registered with the Hon'ble RERA Authority. The breakup of the said area is as under:

- Plotted Area: 4.47 Acres
- Villas & Floors: 14.31 Acres
- Open/Roads Area: 1.85 Acres
- Total: 20.63 Acres

Further, copies of the approved Building Plans dated 16.04.2024 were submitted in reply to the extracts of the meeting of the Hon'ble RERA Authority held on 06.03.2024.

He further submitted that while applying for registration of the said Phase-III, they have already intimated the Authority and disclosed the complete planning of Floors, Villas and Plots along with the integrated Layout Plan duly marked for each unit. Accordingly, the project stands registered with the Authority, as the said Forms comprehensively depict the



composition of Floors, Villas and Plotted Areas forming part of Phase-III. The project was registered as Interim RERA Registration No. 165 of 2017 dated 29.08.2017.

In view of the above, the promoter requested the Authority to consider submission and treat Phase-III as duly registered under RERA, encompassing Floors, Plots and Villas as detailed and further extension may not be insisted for the said Phase.

11. The Authority on the last date of hearing i.e., 29.07.2026 directed the promoter to submit a separate application for floors/villas since the present registration is for a plotted colony and OC of all floors have not yet been received. Further, the calculation sheet of extension fee for the present agenda and late fee @25% of extension fee be also submitted before the next date of hearing.

12. Vide letter dated 15.09.2026, the promoter submitted a reply which was examined. Authority observes that the promoter should get the floors/villas registered with the Authority as pointed out by the auditor while granting past extension. Authority further observes that since phasing of the colony has not been approved from DTCP, Haryana, therefore it could not be verified as to how much area of this particular phase has been granted part completion from DTCP, Haryana. Therefore, fee as per resolution of Authority dated 29.01.2025 could not be compared. Sh. Jyoti Sidana appearing on behalf of the promoter informed that they will deposit the extension fee for the complete area before the next date of hearing.

13. Adjourned to 11.11.2026.



True copy

Secretary (Acting),
HRERA, Panchkula

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

LA (Shubham)

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