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 30.09.2026.

Item No. 333.10

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 first extension granted upto 01.11.2026.**

Temp ID: **1354-2023.**

1. The above-mentioned project was granted registration on 06.02.2024, which was initially valid upto 01.11.2025 thereafter, the registration of the project was extended upto 01.11.2026. However as per Office order dated 19.08.2026. The registration and corresponding registered project completion timeline of all real estate projects falling within the jurisdiction of RERA, whose original completion date, revised completion date, or extended completion date falls on or after 28 February 2026, have been extended by a period of four (4) months. Therefore the registration of the above mentioned project expires on 01.03.2027.

2. Rule 6(1) of the Haryana Real Estate (Regulation and Development) Rules, 2017 provides that the registration granted under the Act may be extended by the Authority on an application made by the promoter in Form REP-V within three months prior to the expiry of the registration granted. Further, under Rule 6(2), such application is required to be accompanied by the prescribed extension fee and an explanatory note setting out the reasons

for delay in completion of the project and the need for extension, along with the supporting documents.

3. As per the Office order dated 19.08.2026 the registration of the above mentioned project is valid upto 01.03.2027. and the promoter has applied for the extension on 03.08.2026, therefore no late fee penalty imposed .

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**

5. The promoter has submitted the following documents along with the extension application:

Percentage of development works execute as per Architect's Certificate	89.36%
Percentage of development works execute as per Engineer's Certificate	89.36%
Percentage of development works execute as per CA's Certificate	89.36%

a) Form REP-V along with Extension fee of ₹217300/- paid online via Transaction id ICI.60713278388537 dated 13.07.2026.
b) Copy of Licence No. 205 of 2023 from DTCP which is valid till 10.10.2028.
c) As per CA, Engineer and Architect's Certificate 89.36% of total work completed Latest Photographs of the project.
d) QPR's filed upto 30.06.2026

6. **Reasons for delay:**

a) Reduced cash inflows due to some conditions: 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.The Promoter would have completed the project within the stipulated timeline. The delay is attributable primarily to the unfoteseen slowdown in sales and the consequent financial constrtaints and not to any lack of diligence on the part of the Promoter.

Haryana Real Estate Regulatory Authority Panchkula

2/3

b) These cumulative circumstances were beyond the control of the Promoter and despite best efforts, the project could not be completed within the initially committed timeline under Form REP-II. The Promoter is now in a stable position with improved market condition and all efforts are being made to expedite completion during the extended period sought.

7. Today, Adv. Neeraj Puri appeared on behalf of the promoter and submitted that the last Audit was conducted on 12.01.2026.The Authority after consideration decided to given public notice for seeking objection if any, for the said extension and directs the promoter to deposit the Public Notice fee of ₹30,000/-

8. Adjourned to **25.11.2026.**

Haryana Real Estate Regulatory Authority PANCHKULA
2799
Date 19/10/26

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.

CA-Shalla
Shalla
21/10/26

STP

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3/3