



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 08.01.2025.

Item No. 274.37

Complaint against unauthorised sales of plots by developers under License No. 58 of 2018.

Promoter: Shri Balaje Builders.

Project: "Balaji Enclave" an affordable residential plotted colony on area measuring 9.131 acres in sector 8, Charkhi Dadri.

Reg. No.: HRERA-PKL-BHW-222-2020 dated 08.12.2020 valid upto 26.08.2023, first extension and general extension granted upto 26.11.2024.

Present: Mr. Hans Raj, General Secretary, Complainant and Mr. Jyoti Sidana.

1. A complaint was received on 22.07.2024 from Sainik Welfare Organization India wherein the complainant had made the following allegations:

- a. Sales are being executed without adherence to the conditions given out in license no. 58 of 2018;
- b. The development work at the project site has not been completed ever after 6 years of grant of license;
- c. The partners of the promoter firm are selling out the approved plots without any consent of the Trust.

The complainant requests to give necessary directions to the revenue authorities at Charkhi Dadri for not executing any sale deeds presented by the promoters, a departmental inquiry/investigation be conducted and till that time further issue of completion certificate be withheld.

2. The said project was registered by the Authority on 08.12.2020 vide reg. no. HRERA-PKL-BHW-222-2020 dated 08.12.2020 which is valid till 26.11.2024. At the time of



registration, the promoter had submitted a copy of layout plan duly showing the plots coming to the share (20%) of the landowners/licensee i.e. Plot no. 11-17, 29-34, 37-43, 53-64.

S.no	Particulars	Date
1	Partnership deed (Three Partners)	05.06.2008
2.	License no. 42 of 2012	05.05.2012
3.	MOU (between three partners and Trust- Complainant)	30.05.2012
4.	New Partnership deed (five Partners)	14.10.2015
5.	License no. 58 of 2018 (after migration from 48 of 2012)	27.07.2018
6.	RERA Reg. no. 222 of 2020	08.12.2020

3. Vide letter dated 21.11.2020, these individuals licensee/landowners submitted copies of registered irrevocable power of Attorney (executed on 07.07.2020) conferring rights to the promoter to sell, advertise and execute conveyance of plots in favour of allottees and therefore the power to sell all the plots in the colony vested with the promoter, i.e., Shri Balaje Builders.

4. On 28.08.2024, Authority decided that promoter M/s Shri Balaje Builders and all the partners be personally present on next date of hearing.

5. On 06.11.2024, Authority decided that a copy of complaint be sent to promoter as well as to all the partners. A detailed reply be submitted by promoter and partners. Promoter, all the partners and complainant Sainik Welfare Organization, India be personally present on next date of hearing. Adjourned to 08.01.2025.

6. The representative of the promoter on 23.12.2024, received copy of complaint. A copy of order dated 06.11.2024, has also been sent to the complainant.

7. Authority observes that all the promoters were required to be personally present today but nobody has appeared. Hence, Authority decided to impose a cost of Rs. one lac on the promoter.

8. Promoter has submitted reply on 03.01.2025. A copy of reply be given to complainant, i.e., Sainik Welfare Organization India. Reply submitted be examined and report submitted on next date of hearing. All the partners and complainant be personally present on next date of hearing.

9. Adjourned to 05.02.2025.



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28/1/25

True copy

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Executive Director,
HRERA, Panchkula

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

LA (Monika)