



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 07.05.2025.

Item No. 286.22

Intimation of request for formation of association of allottees.

Promoter: Astrum Value Homes Pvt. Ltd. and Stanza Developers & Infrastructures Pvt. Ltd.

Project: "La Regencia Phase II" group housing project on land measuring 4.36 acres (forming part of a total licensed area of 10.0125 acres) situated in Sector-19, Panipat.

Reg. No.: HRERA-PKL-PNP-46-2018 dated 17.09.2018 valid up till December, 2019, first extension granted upto 31.12.2020, second extension granted upto 30.09.2022.

1. A letter was received on 25.11.2024 from Sh. Virender Kumar intimating the Authority that *the allottees of La Regencia Phase 2, situated at sector 19, Panipat have submitted a request letter to the builder/promoter, for the formation of an association of allottees as per the provisions of the Haryana Real Estate (Regulation and Development) Rule, 2017. (Copy of acknowledged request letter dated 08.11.2024 submitted to the builder has been annexed)*

2. The applicant requests the Authority to take note of this initiative and ensure compliance with HRERA regulations.

3. On 1st January 2025, this matter was sent for consideration of Hon'ble Chairman. As per the directions, the letter received from allottees was sent to the promoter on 24.01.2025 and directed the promoter send their comments one week before 19.02.2025, as the matter will be listed for hearing 19.02.2025.



4. On 19.02.2025, the Authority directed the MD/one of the directors to be present on the next date of hearing. Copy of these orders were sent to the promoter on 18.03.2025.

5. On 19.02.2025, the promoter has replied on e-mail :-


"We wish to apprise you that we are in the process of registration of Association of Allottees of La-Regencia Phase-II, Panipat ("Association") with the District Registrar, Panipat. The application for reservation of name has already been filed and we are expecting to receive the approval for the same shortly. Upon receipt of name approval, a general body meeting of allottees shall be called for election of office bearers and approval of bye-laws and immediate actions shall be initiated for registration of the Association. We request you to take the above on record and oblige."

6. No one is present today on behalf of the promoter. The promoter has submitted a letter dated 06.05.2025, the office is directed to examine the same and place it before the Authority on the next date hearing. Since the Authority on 19.02.2025 had directed the MD/one of the directors to be present today, the Authority decides to impose cost of ₹ one lac for nonappearance and directs the promoter to submit the cost in the registry of the Authority before the next date of hearing. The Authority again directs the MD/one of the directors to be present on the next date of hearing.

7. Adjourned to 06.08.2025.



True copy


Executive Director,
HRERA, Panchkula

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

CA (Monica)

