



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 06.08.2025.

Item No. 295.27

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

Present: Adv. Shobit Phutela on behalf of the promoter via VC

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 requested the Authority to take note of this initiative and ensure compliance with HRERA regulations.

3. On 1st January 2025, this matter was sent to the Hon'ble Chairman for consideration.

As per the directions, the letter received from allottees was sent to the promoter on



24.01.2025 and directed the promoter to 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 had replied on 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. On 07.05.20025, no one was present on behalf of the promoter. However, the promoter submitted letter dated 06.05.2025 and the office was directed to examine the same and place it before the Authority on the next date hearing. Since the Authority on 19.02.2025, directed the MD/one of the directors to be present today, the Authority decides to impose cost of ₹ one lac for nonappearance of the Director and directs the promoter to submit the same 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 i.e., 06.08.2025.

7. Vide letter dated 06.05.2025, the promoter stated that *application filed for reservation of name of Association was approved by the Registrar on 20.02.2025. Upon receipt of name approval, a general body meeting of the allottees was conducted on 30.03.2025 for election of office bearers and other members of Association. The elected governing body members have approved the bye-laws of the Association and the necessary documentation required for filing application before the Registrar are in the stage of finalization and signing. Upon receipt of the signed documents, the same shall be immediately filed for registration of Association.*

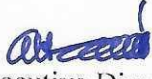
8. Today, Ld. Counsel appearing on behalf of the promoter stated that they have complied with the orders of the Authority. Further, the physical presence of the MD/one of the directors be exempted since the promoter is doing its best to facilitate the formation of an association of allottees.



9. Acceding to the request of the promoter, the Authority directs the promoter to deposit cost of ₹ one lac imposed vide orders dated 07.05.2025 before the next date of hearing. Adjourned to 27.08.2025.



True copy


Executive Director,
HIRERA, Panchkula

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

STP

LA (Monika)

