



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 01.10.2025.

Item No. 301.22

Approval of service plan estimates.

Promoter: M/s. Palm Abodes Buildcon Private Limited (through authorized signatory Raveen Siwach).

Project: "DDJAY Affordable Residential Plotted Colony" over an area measuring 8.903 acres (License No. 169 of 2022 dated 22.10.2022) falling in the revenue estate of Village Pahrawar, Sector-25 D, Tehsil & District - Rohtak, Haryana.

Reg. No.: HRERA-PKL-ROH-412-2023 dated 21.02.2023 valid upto 01.04.2027).

Temp ID: 1210-2023.

1. The promoter had submitted copies of approved service plans and zoning plan in view of the special conditions of registration certificate. The matter was heard by the Authority on 21.11.2023 vide item no. 233.07 wherein the Authority had decided that promoter has not followed directions of Authority given in Authority meeting held on 09.10.2023 and it was again directed to upload the up-to-date QPRs. After that service plan estimates and zoning plan will be taken on record.
2. On 24.01.2024, vide item no. 239.04, since no reply was received from the promoter, the Authority decided to grant one last opportunity to the promoter to file reply.
3. On 13.03.2024, vide item no. 245.14, the Authority had decided to impose a cost of ₹ 50,000/- on the promoter for non-compliance of its orders. The promoter was further directed to file a reply before the next date of hearing.



4. On 24.04.2024, vide item no. 250.12, Authority decided to grant last opportunity to promoter to file reply and to deposit the cost of ₹ 50,000/- before next date of hearing failing which Authority will be constrained to initiate proceedings under Section-35 read with Section-63 of RERA Act, 2016 for not complying with the directions of the Authority.
5. On 03.07.2024, as the promoter had not replied neither any QPRs were uploaded on the web portal, the Authority decided that Promoter be issued show cause notice under section 35, read with section 63 of RERA Act 2016, as to why penalty may not be imposed for not complying with the orders of Authority?
6. Show cause notice dated 21.08.2024 was issued to the promoter. On 11.09.2024, Mr. Sham Singh, Authorized representative stated that reply has been submitted today in the Registry. Authority decided that the reply may be examined and put up before Authority on the next date of hearing.
7. Vide Reply dated 11.09.2024, the Promoter informed that all the QPRs have been uploaded on the web portal of the Authority. The Promoter has also deposited a cost of ₹ 50,000/- in the Authority.
8. On 20.11.2024, the Authority decided that approved service plans and zoning Plan be taken on record and uploaded on the web portal of the Authority. Reply to show cause notice issued on 21.08.2024 be submitted on the next date of hearing.
9. The promoter has replied to the show cause notice dated 21.08.2024 vide its reply dated 11.09.2024. The Authority on 29.01.2025, vide item no. 277.40 decided that up to date QPRs be uploaded on the web portal of Authority. Promoter should submit scanned copy of service plans and estimates (Size upto 5 Mb) to the official e-mail of the Authority, so that it could be uploaded on the web portal.
10. The Authority on 09.04.2025 directed the promoter to submit a scanned copy of the service plans and estimates as already directed on 29.01.2025.
12. No reply has been received from the promoter so far.
13. The Authority on 16.07.2025 decided to grant one last opportunity to the respondent to submit scanned copy of service plans and estimates (Size upto 5 Mb) on the official e-mail




of the Authority. A copy of these proceedings was sent to the promoter through mail which was delivered on 20.08.2025 and through registered post which was delivered on 25.08.2025.

14. The promoter vide email dated 11.09.2025 has submitted approval letter of service plan estimates however, a complete set of plans and estimates have still not been submitted. The Authority grants one last opportunity to the promoter to submit the same at least one week before the next date of hearing. The office is also directed to send copy of these orders to the promoter through registered post and email.

15. Adjourned to 07.01.2026.



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.

STP

LA (Shubham)
dhanu
waqa
24/10/25