



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 10.12.2025.

**Item No. 307.12**

**Request to update the copy of Completion Certificate of the Project.**

**Promoter:** Starshine Buildcon Pvt. Ltd.

**Project:** "Star City" an Affordable Residential Plotted Colony over an area measuring 7.125 acres in Sector-7, Jhajjar, Haryana.

**Reg. No.:** HRERA-PKL-JJR-357-2022 dated 04.10.2022 valid upto 11.08.2024.

**Temp ID:** 1078-2022.

**License No:** 66 of 2017 dated 12.08.2017 valid upto 11.08.2022.

1. Vide letter dated 10.11.2025, promoter has submitted the following: -

*"This is in reference to the subject cited above; we hereby submit the Hon'ble RERA Authority has registered our Project for Affordable Residential Plotted colony under DDJAY scheme over an area measuring 7.125 Acres in Sector-7, Jhajjar bearing RERA Registration No. HRERA-PKL-JJR-357-2022 dated 04.10.2022.*

*In this respect, it is to submit that the said project has been completed in all respect and the Completion Certificate has been issued vide DTCP Office Memo No. LC-3253-PA (MK)-2025 dated 34341 dated 02.09.2025. (Copy enclosed herewith).*

*Further, the following documents are enclosed:*

- i) Completion Certificate issued vide dated 02.09.2025.*
- ii) Zoning Plan of the Project issued vide dated 22.03.2024.*
- iii) Service Plans and Estimates alongwith approval letter.*
- iv) Explanatory Note (details of project till the Completion issued) in which they have stated the following: -*



- a. That we have completed and laid down all the requisite services at site as on 26.04.2024.
- b. That the Report of Chief Engineer HSVP vide dated 28.06.2024, stating the services with respect to affordable residential plotted colony under DDJAY 2016 over an area measuring 7.125 Acres falling in the revenue estate of village Jhajjar have got been checked and has reported that the services are laid at site and are operational functional.
- c. Further, STP Rohtak has reported vide dated 25.06.2024 that the Project is completed and laid as per approved Layout Plan.
- d. In this respect, it is pertinent to mention herein that earlier a License No. 274 of 2007 was issued over the land under this Project for setting up of Group Housing Colony which was mistakenly acquired by the land acquisition authority. Further, the Licensed No. 66 of 2017 for the development of an Affordable Plotted Colony on the same land was issued by the office of DTCP after migration of the Group Housing Colony to DDJAY Affordable Plotted Colony. Further the amount of acquisition was deposited by the office of LAO on 17.08.2022, in which we have corresponded to the concerned offices of DC /DRA Tehsil of Jhajjar for returning the amount. The said amount (through Demand Draft) was handed over to DC/DRO Offices in the year 2024 when we have applied for Completion certificate in the office of DTCP Haryana. Ultimately the said Demand Draft for the said acquisition amount was credited to concerned revenue authorities. Correspondence with this respect is enclosed.

2. In view of the above, kindly acknowledge the same and upload the Completion Certificate on RERA Authority's Website, so that the project shall be shown as completed in all respect. We shall be highly grateful to you for the same."

3. Upon perusal of records it is found that the completion certificate was issued on 02.09.2025 and the validity of registration certificate was 11.08.2024. Also the QPR's of the said project are uploaded till 31.03.2024.

The promoter has also not complied with the special condition no. ii and iii which states: -

ii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.187 Acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket.

iii. The promoter shall submit balance sheet for the year 2021-22 as and when finalised.



4. After consideration, the Authority directed the promoter to comply with the above conditions and apply for Extension of the project till the date of completion certificate, i.e., 02.09.2025 and also upload up to date QPR's so that his request could be considered. In addition to above, the promoter was also asked to submit details of land which had been acquired duly marked on the LOP.

5. Adjourned to 04.03.2026.



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

09/01

LA (Dhruv)

12/01/26