



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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. 307.25

Complaint regarding Illegal Allotment of Registration No. BHW-222-2020 dated 08/12/2020 - Request for Cancellation and Criminal Proceedings.

Promoter: Shri Balaje Builders.

Project: "Balaji Enclave" - an Affordable residential plotted colony (under DDJAY) on land measuring 9.131 acres situated in the revenue estate of village Dadri, Sector-8, Charkhi Dadri, Haryana.

Reg. No.: HRERA-PKL-BHW-222-2020 dated 08.12.2020 valid upto 26.08.2023. First extension granted upto 26.11.2024. Second upto 26.11.2025.

1. The Authority, has registered the above project on 08.12.2020.
2. Vide letter dated 27.08.2025, Adv. Gaurav Phogat has brought a serious matter concerning the illegal allotment of Reg No. BHW-222-2020, issued on 08/12/2020 which is under acquisition as per the Land Acquisition Act. He informed that the said license was granted without the mandatory release order from the Hon'ble Court or any competent authority. This land, which is part of government acquisition proceedings, has not been lawfully released for private development. All actions taken to obtain and utilize this license are therefore unauthorized, fraudulent, and in clear violation of legal provisions governing land acquisition and licensing under HRERA norms.

He requested the Authority to take the following actions:

- i. Immediate cancellation of Reg. No. BHW-222-2020, issued on 08/12/2020.
- ii. Initiation of appropriate penal action including registration of a criminal case against the parties involved, for fraud, forgery, and violation of applicable real estate and land acquisition laws.
- iii. Forwarding of this complaint to the concerned police authorities for legal action.



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3. A copy of the complaint has also been emailed to the concerned Police Station. The issuance and continued validity of this license not only violates the law but sets a dangerous precedent, enabling unauthorized development and misuse of acquired public land. He urged the Authority to take strict action in this regard to uphold the integrity of the real estate regulatory framework and ensure justice.

4. The Authority on the last date of hearing i.e., 10.09.2025 had directed the office to send a copy of the complaint to the respondents for their comments. The comments be submitted at least one week before the next date of hearing. A copy of these orders be sent to the Department of Town and Country Planning, Haryana to enquire into the matter and apprise factual position before the next date of hearing.

5. In view of the above orders of Authority, letter dated 14.10.2025 was written to DTCP, Haryana to enquire into the complaint however, no correspondence has been received from the DTCP so far.

6. Since no comments from DTCP, Haryana have been received. A reminder be sent to DTCP, Haryana. A copy of these proceedings be also sent to the Promoter through registered post and mail for compliance of orders dated 10.09.2025. 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.

SIR

09/01

CA (Shubham) (on leave)
12/01/26

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