



**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 29.04.2026.**

**Item No. 320.18**

**Complaint against the company namely Rama Krishna Buildwell Private Limited and its Directors namely Mr. Satish Kumar Luthra and Ms. Kavita Luthra.**

**Reg. No.:** HRERA-PKL-SNP-258-2021 dated 03.09.2021 Valid upto 01.12.2022. First Extension granted upto 01.12.2023 and HRERA-PKL-SNP-259-2021 dated 02.09.2021 valid upto 31.12.2022. First Extension granted upto 31.12.2023.

**Present:** Adv. Tarun Ranga on behalf of the promoter.

1. A complaint dated 12.11.2025 has been received from Sh. Om Prakash mentioning therein following facts/ documents: -

- a. That Rama Krishna Buildwell Private Limited and its Directors Namely Mr. Satish Kumar Luthra and Ms. Kavita Luthra (hereinafter referred as the Promoter) had registered 2 project namely "PRESIDIA HEIGHTS", situated at Divine City, Nh-1, 16th Mile Stone, Sonipat, Haryana vide HRERA-PKL-SNP-258-2021 Lapsed Project, Project ID RERA-PKL-786-2019 valid upto 01/12/2023 for group housing project and another project namely RESIDENTIAL TOWNSHIP, situated at Sector-7 & 13, 16TH Mile Stone, NH-1, Ganaur, Sonipat, Haryana vide HRERA-PKL-SNP-259-2021 Lapsed Project, Project ID RERA-PKL-789-2019 valid upto 31/12/2023 for residential plotted colony.
- b. That the Promoter had made an advertisement vide dated 18.10.2025 in the newspaper namely Dainik Bhasker for sale of plots in the Said project wherein the Promoter had mentioned HRERA certificate No. HRERA-PKL-SNP-258-2021 and HRERA-PKL-SNP-259-2021 for sale of plots in the project as mentioned PHASE-2 LUNCHED in the Divine City. The original newspaper is attached.
- c. That the License No. 60 of 2007, dated 03.02.2007, area measuring 5 Acres was issued for setting up a Group Housing Colony and the License No. 263 of 2007, dated 03.12.2007 was issued for setting up a Residential Plotted Colony for area measuring 52.906 Acres. He mentioned that both licenses are different nature.



- d. That the relying upon the said advertisement, the complainant had approached to the promoter to purchase the plot in the in the proposed project as mentioned PHASE -2 LUNCHED in the Divine City.
  - e. That the Promoter had provided the payment schedule of the selling plots in the Said Project. The Copy of payment plan is attached.
  - f. That the Promoter had told the complainant that they have no plot in the HRERA registered project which was mentioned in the Said advertisement. They are only selling the plot in adjoining land which they had applied in the office of the DTCP, Haryana for grant of license.
  - g. The complainant had investigated online portal of the DTCP, Haryana. The Promoter had applied for grant of license in the office the Director Town and Country Planning Haryana, Chandigarh.
  - h. That they submitting two Layout plans for your kind reference, one is approved by the DTCP, Haryana and it is duly uploaded in HRERA portal and other is applied license land. Further, we are submitting Group Housing Plan with this application which is uploaded in HRERA online portal.
  - i. That the DTCP had issued a Letter of Intent for grant of license for setting up Residential Plotted Colony on additional land measuring 15.75 Acres (in addition to license No. 263 of 2007, dated 03.12.2007 falling in Sector -7 and 13, Ganaur, Sonapat vide Memo dated 25.08.2025.
  - j. That it is clear that the Promoter is selling the plots without obtaining license and without registration of the HRERA. The Promoter had published false advertisement in the newspaper. The Promoter is making false practise to sale the plots to prospective buyers in their project.
  - k. That the Promoter is not having no licenses and HRERA certificate of the selling plots. The Directors of the company are dealing and asking to book the plots in proposed project on lapsed and wrong HRERA certificate. That the Promoter is selling plots on basis of group housing project HRERA registration basis. The Promoter is cheating with general public.
  - l. That the Promoter may submit application for grant of HRERA certificate on the basis of the Said LOI after grant of license from the office of DTCP, Haryana. Thus, in view of the afforested submissions, the complainant requested to take appropriate action against the promoter according to RERA Act and Regulation and kindly ban the sale on the basis of false advertisement vide dated 18.10.2025 in the Dainik Bhasker newspaper for sale of plots in the Said project wherein the Promoter had mentioned HRERA certificate No. HRERA-PKL-SNP-258-2021 and HRERA-PKL-SNP-259-2021 for sale of plots in the project as mentioned PHASE - 2 LUNCHED in the Divine City at earliest in public interest at the earliest.
2. The Authority on 26.11.2025 had decided to issue a show cause notice to the promoter for violating the provisions of Section 3(1) of the RERD Act, 2016 and advertising and marketing the project without getting registration. A copy of the same was also endorsed to DTCP, Haryana. Further, the promoter was also barred from effecting any sale in the



unregistered project. A public notice in two local newspapers be got published by the office for the information of general public not to book any plot in the unregistered project.

3. In compliance of the above orders dated 26.11.2025, show cause notice dated 27.01.2026 was issued to the promoter with a copy endorsed to DTCP, Haryana. Public notice dated 11.02.2026 was issued in the newspapers.

4. Neither on the last date i.e., 11.02.2026 nor till today, reply has been received from the promoter on the show cause notice dated 27.01.2026. However, Adv. Tarun Ranga appearing on behalf of the promoter requested that a copy of complaint be supplied to them for filing their comments. The Authority directs the office to provide a copy to the counsel with a direction to submit reply a week before the next date of hearing.

5. Adjourned to **08.07.2026**.



True copy

*[Handwritten signature]*  
Secretary (Acting),  
HRERA, Panchkula

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

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21/5/26  
STP

*[Handwritten signature]*  
21/05

CA Sumbhram

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21/5