



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 13.05.2026.

Item No. 322.51

Submission of documents with regard to conditions mentioned in Registration Certificate.

Promoter: M/s Axis Infrabuild Private Limited.

Project: Fortune City situated in the revenue estate of village Rawlan, Sector 42, Ambala.

Reg. No.: HRERA-PKL-AMB-635-2024 dated 05.11.2024.

Temp ID: RERA-PKL-1537-2024.

1. The Authority has registered the real estate project namely, "Fortune City" an affordable residential plotted colony under DDJAY-2016 on land measuring 6.375 acres situated in the revenue estate of village Rawlan, Sector 42, Ambala vide Registration No. HRERA-PKL-AMB-635-2024 dated 05.11.2024 being developed by M/s Axis Infrabuild Private Limited on the conditions that: -

- i. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- ii. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.205 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- iii. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- iv. Promoter shall submit a copy of Jamabandi showing the entry of license in the revenue record within a period of 30 days from the date of issuance of this registration certificate.



(44)

- v. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15 days from the issuance of this registration certificate, till which time no plots shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- vi. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the instalments of the loan received, shall be credited into the 70% RERA Bank Account.
- vii. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.

2. Vide letter dated 05.12.2024 the promoter has submitted documents with regard to conditions mentioned in Registration Certificate No. HRERA-PKL-AMB-635-2024 dated 05.11.2024 as follows:

- i. Copy of Jamabandi 2023-2024.
- ii. Details of RERA bank account.
- iii. Copy of Brochure and advertisement.
- iv. Copy of website axisinfrabuild.com which includes all the information related to plots sold/booked and expenditure made in project.

3. However, condition no. i, ii, iii, vi have still not been complied with by the promoter.

4. The matter was heard by the Authority on 15.01.2025, (in Item No. 276.11) in which the:

"4. Authority observed that promoter has not fully complied with the conditions mentioned in RC particularly condition no. i, ii, iii, vi. Jama bandi does not show entry of license in the record room. All the conditions be complied with before next date of hearing.

5. Adjourned to 02.04.2025."

5. However, condition no. i, ii, iii, vi have still not been complied with by the promoter till date.

6. The matter was heard by the Authority on 02.04.2025, (in Item No. 282.23) in which Authority observed that:

"6. Today, neither anyone appeared nor any reply has been filed. Authority directs the promoter to comply with the order dated 15.01.2025.

7. Adjourned to 09.07.2025."

7. No reply has been received till date.



24

8. The matter was heard by the Authority on 09.07.2025, (in Item No. 292.22) in which Authority observed that:

"6. Today, neither anyone appeared nor any reply has been filed. After consideration, Authority grants one last opportunity to the promoter to comply with the order dated 15.01.2025. The Authority also directed the office to send copy of these orders to the promoters through registered post and email.

7. Adjourned to 24.09.2025."

9. 9. Now, vide letter dated 24.07.2025, promoter has submitted following:

- i. Copy of service plans/cost estimates duly approved by the DTCP.
- ii. Copy of approval of the building plan for the commercial site admeasuring 0.205 acres as the same is under process and promoter undertook that no part/unit of the commercial pocket has been sold or disposed of prior to receipt of the said approval.
- iii. Copy of approved zoning plan of commercial site of 0.205 acres.
- iv. Copy of Environment Clearance certificate from Haryana State Pollution Control Board.
- v. Promoter has confirmed that no loan or financial assistance has been availed from any bank or financial institution for the said project. Consequently, no instalment or repayment obligation exists at this stage.

10. However, the promoter has not submitted a declaration regarding no loan/financial assistance has been taken. In addition to this, the promoter has not complied with the orders dated 15.01.2025. Therefore, condition no. ii., iv., vi. have still not been complied with.

11. On the last date of hearing, i.e. 24.09.2025 neither anyone appeared nor any reply has been filed by the promoter. The Authority decides to issue a show cause notice under section 7 of the RERA Act, 2016, to the promoter to explain why the registration granted should not be revoked.

12. A show-cause notice regarding the same was issued to the promoter on 19.12.2025 through registered post and e-mail and the mail was delivered on 19.12.2025.

13. On the last date of hearing i.e. 24.12.2025, Adv. Vistar (Proxy counsel for Adv. Tarun Ranga) appeared and informed that a reply has been filed yesterday. The Authority after consideration directs the office to examine the reply and place it before the Authority on the next date of hearing.

14. Vide reply dated 23.12.2025, the promoter has submitted the following:-

- i. *The copy of approval of the building plan for the commercial site admeasuring 0.205 acres is presently under process and shall be submitted immediately upon receipt. The promoter further undertakes and affirms that no part or unit of the said commercial pocket has been sold transferred, or otherwise disposed of prior to the grant of the said approval.*



314

- ii. We have applied at Tehsil Ambala Cantt to update License No in Jamabandi.
- iii. The Promoter has confirmed on an affidavit that no loan or financial assistance has been availed from any bank or financial institution for the said project. Consequently, no instalment or repayment obligation exists at this stage. The above statement may itself be treated as a declaration and undertaking in this regard, vide letter dated 24.07.2025 as already conveyed.

15. Also vide letter dated 31.12.2025, the promoter has submitted Jamabandi with entry of Licence number.

16. On the last date of hearing i.e. 11.03.2026, The Authority after consideration directed the promoter to give reply to the show cause notice dated 19.12.2025 before the next date of hearing, only then his request could be considered.

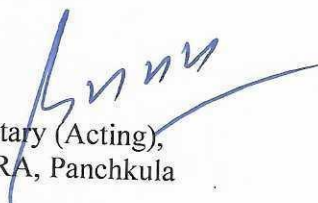
17. Vide reply dated 11.05.2026, the promoter has submitted that the conditions of the RC were fulfilled vide submission of documents dated 23.12.2025, and in view of the same the Hon'ble Authority may kindly withdraw the Show cause notice dated 19.12.2025, as the promoter has always acted bona fide and in compliance with the directions of the Authority.

17. The Authority, after consideration, decided to take on record the documents submitted by the promoter in compliance to the special conditions of the Registration Certificate.

Disposed of.



True copy


Secretary (Acting),
HRERA, Panchkula

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

Advisor (on leave)

STP (on leave)

LA DHR/UV
MALE
09/06/26

(4/4)