



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 24.06.2026.

Item No. 323.47

Release of unsold inventory in Execution No. 1327 of 2023 in Complaint No. 158 of 2021 titled as Rajan Nayyar vs. Pivotal Infrastructure Pvt. Ltd.

Promoter: Pivotal Infrastructure Private Limited.

Project: "Royal Heritage" a Group Housing Colony on land measuring 20.31 acres situated in Sector 70, Village Mujheri, Ballabhgarh, Faridabad.

Reg. No.: HRERA-PKL-FBD-47-2018 dated 14.09.2018 which was valid upto 31.03.2019. First extension granted upto 31.12.2019. Continuation of Registration under Section-7(3) of RERA Act, 2016 granted upto 31.12.2020.

1. Vide order dated 30.03.2026 passed by the Authority in the above-mentioned execution proceedings, it has been observed that the ban upon sale of unsold inventory of the project has been imposed by the Project Section of the Authority. The Judgment Debtor has moved an application dated 19.02.2026 seeking release of certain attached/unsold units to enable satisfaction of the decretal amount i.e., ₹18,03,946/-. Next date of hearing in captioned execution complaint is 13.07.2026.

2. Upon perusal of records, it is found that Project namely "Royal Heritage" a Group Housing Colony on land measuring 20.31 acres situated in Sector 70, Village Mujheri, Ballabhgarh, Faridabad being developed by Pivotal Infrastructure Private Limited has been registered vide Reg. No.: HRERA-PKL-FBD-47-2018 dated 14.09.2018 which was valid upto 31.03.2019. First extension granted upto 31.12.2019. Continuation of Registration under Section-7(3) of RERA Act, 2016 granted upto 31.12.2020. The Promoter vide letter dated 26.10.2023 had applied for extension of registration of the said project and vide orders dated 08.10.2025, the Authority had passed the following order:



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"After consideration the Authority decides that application for continuation of registration filed u/s 7(3) of the Act is returned with a liberty to file afresh after removal of above deficiencies. Since extension has not been granted by the Authority, therefore the promoter is directed not to advertise, book, sell any plot in the project."

3. Registration of the project is not valid as on date. The Authority vide Execution No. 1327 of 2023 in Complaint No. 158 of 2021 has directed that the matter be placed before the Project Section for consideration of the request regarding release of the unsold inventory and for taking an appropriate decision.

4. As per the information of Complaint section of the Authority, total eight execution proceeding of various complaints are to be satisfied by the promoter. Further, in the said proceedings, an amount of approximately ₹6 Crores. is payable by the promoter (as principle amount + interest) to the decree holders. Further, approximately an amount of ₹5 Cr. is required by the promoter for payment of statutory charges relating to renewal of license. Hence, the Authority decides to allow selling of 6 unsold units in the project to the promoter only for the above said purposes. The promoter shall inform the Authority after selling those units and submit an updated list of unsold inventory of the project.

The Authority emphasized that the receipts from sale of 6 unsold units shall not be utilized by the promoter for any other purpose except to satisfy the decretal amount, interest incurred from the same and statutory charges payable to the Government.

5. **Disposed of.**



True copy

Secretary (Acting),
HREERA, Panchkula

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

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23/7/26

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