



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. 323.37

Non-submission of building plans.

Promoter: M/s Konark Rajhans Estate Pvt. Ltd.

Project: Group Housing Colony on land measuring 10.081 Acres situated in Sector-14, Kot Behla, Panchkula.

Reg. No.: 173 of 2017 dated 29.08.2017 valid upto 28.08.2020.

Temp ID: 499-2019.

License No. 108 of 2012 dated 12.10.2012 and License No. 91 of 2019 dated 09.08.2019.

1. The Authority in its meetings held on 11.04.2022 and 12.04.2022, vide Item No. 170.15 considered the matter relating to double registration of part of RERA registered project wherein the 5 acres land (License No. 91 of 2019), which is registered as a new project, was already a part of Registration No. 173 of 2017 dated 29.08.2017 (License No. 108 of 2012). Therefore, the said land area is required to be deleted from Registration No. 173 of 2017. The Authority decided to revise the registration certificate by issuing a corrigendum and uploading the same on web portal of the Authority.

2. Thereafter, the Authority on 17.05.2022 had decided to take on record the revised proforma A to H and get the same uploaded on the web portal alongwith the corrigendum to the existing registration certificate as decided in meeting held on 12.04.2022.

3. On 03.07.2024, the Authority decided that Promoter should submit building plans of reduced area, after that A to H proforma will be uploaded on web-portal of Authority. On 11.12.2024, Authority decided that promoter be issued show cause notice under Section-35 read with Section-63 of RERA Act, 2016 as to why penalty may not be imposed for not complying with the orders of Authority.



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4. Show cause notice was issued to the promoter on 28.01.2025. On 05.02.2025 the office was directed to examine reply dated 04.02.2025 and put up before the Authority on the next date of hearing. The Authority decided that MD/one of the directors be personally present on the next date hearing to explain the status of the project.

5. Vide reply dated 04.02.2025, the promoter states that their application for grant of necessary approvals including renewal of Licenses, approval of building plan etc, for its remaining 5 acres group housing project is pending before the Department. The promoter is in process of getting the said application approved by getting the outstanding dues (appr. ₹49 cr.) reduced either by way of opting for the Samadhan-se-Vikas policy or by way of re-schedulement of outstanding EDC dues. The promoter states that due to ban on sale they are facing severe hardships in clearing the dues. The promoter prays to allow to file the necessary approvals and documents as and when granted by the Department, in the interest of justice.

6. The matter was heard by the Authority on 23.04.2025, in Item No. 285.15, in which Authority observed that

"6. Today, no one appeared on behalf of the promoter to explain the status of the project, therefore, the Authority decides to impose costs of ₹ one lac and again directs that MD/one of the Directors be personally present on the next date hearing. Further, since approved building plans of 5 acres have still have not been submitted by the promoter, the Authority directs the promoter to show cause as to why registration may not be revoked u/s 7 of the RERA, Act 2016? 7. Adjourned to 30.07.2025."

7. Promoter has neither submitted the approved building plans of 5 acres nor deposited the imposed cost of ₹ one lac.

8. The matter was heard by the Authority on 30.07.2025, (in Item No. 294.38), in which Authority observed that:

"8. Today, Adv. Shrey Sharma appeared on behalf of promoter and sought some more time to file reply along with costs of One lac. The Authority grants one more opportunity to deposit the said amount and the approved Building plans and again directs that MD/one of the Directors to be personally present on the next date hearing."

9. Adjourned to 08.10.2025."

9. Neither any reply filed nor cost of ₹ 1 lac has been deposited.

10. On 08.10.2025, Adv. Viren Sibal and Adv. Satyam Sharda appeared on behalf of the promoter and submitted that they will file the reply and cost of ₹1 lac before the next date of hearing. Since no MD/ Director appeared before the Authority, the Authority further imposed



a penalty of ₹1 lac for non-appearance of MD/one of the Directors. The promoter should therefore deposit a penalty of ₹2 lacs and file reply before the next date of hearing.

11. On 14.01.2026, Adv. Viren Sibal appeared on behalf of the promoter and submitted that the reply to the compliances have been submitted vide letter dated 12.01.2026. However, Ld. counsel also submitted that the penalty of ₹2,00,000/- is yet to be deposited. The Authority, after consideration, directed the promoter to submit the penalty of ₹2,00,000/- in the registry, only then the request of the promoter will be considered/taken on record. No reply has been received from the promoter.

12. After consideration, following shortcomings are noticed:-

- a. A copy of approved building plans of 5 acres have not been submitted:
- b. Penalty of ₹2 lacs.
- c. Reply dated 12.01.2026- neither mentions the percentage of works completed nor the percentage of amount spent as on date duly certified by a CA.

13. The Authority on the last date of hearing, i.e., 01.04.2026 decided that the promoter be issued show cause notice as to why registration granted be not revoked as per the provisions of Section 7 of RERD Act, 2016.

14. In view of the above, show cause notice dated 01.05.2026 was delivered to the promoter.

15. Now, vide reply dated 02.06.2026, the promoter has submitted the following documents:-

- a. The Total amount so far collected/realized from the allottees.
- b. Allottee-wise schedule of Payment received.
- c. Amount of work done so far at the site with photographs.
- d. Percentage of Physical progress achieved with certificate of civil engineer.-NIL.
- e. Land cost of the project and proportionate land cost of a percentage of physical progress with documentary proof. - CA certified records of total expenditure incurred on the project Asha Panchkula.
- f. The details of the Bank Accounts where the amount realized from allottees has been deposited/ received.
- g. The withdrawals from the separate RERA Account where 70% of the amount to be realized from allottees is mandatory to be deposited with documentary proof.
- h. The proof of having withdrawn from the separate account after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project duly certified with bank.
- i. The details of the balance available in the separate REM Account and whether it is the remaining amount in the separate RERA Account out of seventy percent of the total amount realized from the allottees after withdrawals as per provisions of Section 4(2)(1)(D).



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- j. Certificate of the chartered accountant that amounts collected for this project and the withdrawals have been in compliance with the proportion to the percentage of completion of the project.
- k. Wherever there has been deviation/variation from the provisions of section 4(2)(I)(D) and the explanation relating to the same.- No
- l. Copy of documents submitted to Director Town & Country Planning, Haryana in compliance with Rule 24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976.-The Documents filed in DTCP, Haryana in compliance with Rule 24, 26(2), 27 & 28 of Haryana Development and Regulation of Urban Areas Rules, 1976.

16. In view of the above submissions and the documents the promoter requested that the Revocation notice may kindly be revoked. They further requested that one more opportunity may be granted to the company to deposit the penalty amount and to comply with all pending RERA norms.

17. After considering the reply filed by the promoter, the Authority is of the view that building plans for the reduced 5 acres have not been submitted by the promoter and since the Authority is directing the promoter since last 4 years to submit the same therefore, registration granted to the promoter is hereby revoked. The same be transferred to the list of cancelled projects. **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.

(A-shyabham,
dubeyam
K. Singh
22/7/26)

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