



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 26.08.2026.

Item No. 330.46

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.

1. A complaint dated 12.11.2025 was 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 has mentioned that both licenses are different in nature.
- d. That relying upon the said advertisement, the complainant had approached the promoter to purchase the plot 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.



1/5

- 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 submitted two Layout plans, one approved by the DTCP, Haryana and 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 licenses and HRERA certificate for 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 afore stated 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 Dai.ik 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.
2. The Authority on 26.11.2025 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 11.02.2026 nor till last date i.e., 29.04.2026, reply of show cause notice dated 27.01.2026 was received from the promoter. However, Adv. Tarun Ranga appearing on



2/5

behalf of the promoter and requested that a copy of complaint be supplied to him for filing comments. The Authority directed the office to provide a copy to the learned counsel with the direction to submit reply, a week before the next date of hearing.

5. In view of the above orders, copy of complaint was supplied to the counsel after the meeting on 29.04.2026.

6. Vide reply dated 06.07.2026, the promoter has submitted as under: -

- a) That the present complaint is false, frivolous, and not maintainable in the eyes of law. The complainant has not approached this Hon'ble Authority with clean hands and has concealed true and material facts. It is further submitted that the name, address, and particulars furnished by the complainant appear to be incorrect and bogus, thereby casting serious doubt upon the authenticity and maintainability of the present complaint.
- b) That the various claims raised by the complainant are fictitious, baseless, incorrect, and have been deliberately created to misrepresent and mislead this Hon'ble Authority. The present proceedings are nothing but a misuse and abuse of the process of law, instituted with the sole intention to harass and cause unnecessary hardship to the Promoter. That none of the reliefs as prayed for by the complainant are sustainable either before this Hon'ble Authority or in the eyes of law. Hence, the present complaint deserves to be dismissed at the very threshold with the imposition of exemplary costs for wasting the precious time and resources of this Hon'ble Authority.
- c) That the advertisement dated 18.10.2025 published in the newspaper namely Dainik Bhaskar was merely informative and general in nature, intended only to inform the public regarding the project. The said advertisement did not offer sale of any plots on the basis of the alleged HRERA Certificate Nos. HRERA-PKL-SNP-258-2021 and HRERA-PKL-SNP-259-2021.
- d) As alleged by the complainant, he has never approached the Promoter for purchase of any plot in Project Divine City and the Promoter had never provided the Complainant any Payment Schedule of any kind for purchase of any plot in Project Divine City. The complainant is making up incorrect and baseless facts.
- e) The Promoter has never sold any plots in any project without obtaining a valid registration certificate from the Authority. It is further submitted that the said advertisement was merely informative and general in nature and did not amount to any offer for sale. It is further submitted that none of the Directors or representatives of the Company have ever induced or asked any allottee to book plots in the project without obtaining the requisite registration certificate from the Authority. The Promoter is a law-abiding entity and has at all times adhered to the applicable provisions of law, rules, and regulations governing real estate projects.
- f) Promoter shall definitely obtain registration from RERA Panchkula after grant of license from the Town & Country Planning Department, Haryana and no unit/plot shall be booked without prior registration from the Authority

He prayed that the Authority may kindly:

- a) Dismiss the present application as not maintainable;
- b) Take penal action against the complainant for filing a false and frivolous complaint.



3/5

7. The Authority on 15.07.2026, after considering the reply filed by the promoter and averments made by the counsel, observed that the promoter has published a misleading advertisement in the newspaper mentioning "Phase II Launched" however, it has not been registered with the Authority as yet. Further, the registration of earlier registered projects have also lapsed. The promoter should file extension of the projects. Further, it has been mentioned in the advertisement that there is a 5 star hotel and mall in the said project. It appears that the promoter has not taken registration of the said commercial sites, therefore status of approval of the said area alongwith zoning plan & building plans be submitted before the next date of hearing. The promoter is further directed to show cause as to why penalty under Section 59 of the RERD Act, 2016 be not imposed for advertising the said phase without registering the same as per provisions of the Act.

8. Vide reply dated 26.08.2026, the promoter has informed that in compliance with the aforesaid directions of the Authority, the extension for the registered projects, namely Residential Township and Presidia Heights is being applied. That the occupational certificate (OC) in respect of the commercial component of the project, comprising the 5-Star Hotel and Mall, has already been duly granted by the Directorate of Town and Country Planning (DTCP) on 20.09.2024. The said Occupational Certificate has been issued by the competent authority after due verification and compliance with the applicable statutory requirements and is enclosed for the kind perusal and consideration of the Authority.

They further submitted that the construction of the aforesaid commercial component has been carried out in accordance with the sanctioned building plans, approved layout plans and other permissions granted by the competent authorities from time to time.

Therefore, they submitted that the 5-Star Hotel and Mall have not been constructed without requisite approvals or in an unauthorized manner. The construction has been undertaken pursuant to the permissions and approvals granted by the competent authorities, and the issuance of the Occupational Certificate for the commercial component may be taken on record as evidence of the completion and approval of the said construction.

In view of the facts and circumstances stated hereinabove, the promoter prayed that to take the present reply and the documents annexed herewith on record and consider the compliance made by the Promoter with the directions contained in the order dated 15.07.2026.

They further prayed that, in view of the approvals granted by the competent authorities and the Occupational Certificate dated 20.09.2024 issued by the DTCP in respect of the commercial component, the explanation furnished by the Promoter may kindly be



4/5

accepted. Accordingly, the proposed action under Section 59 of the RERD Act, 2016 may kindly be dropped, and the present matter may be disposed of accordingly.

9. After consideration, the Authority directs the promoter to seek registration of the said commercial sites, and submit the zoning plan & building plans before the next date of hearing. Further, since the promoter has published a misleading advertisement in the newspaper mentioning "Phase II Launched" therefore, the promoter should show cause as to why a penalty amounting to ₹10 Lakhs under Section 59 of the Act be not imposed on the promoter for violating the provisions of Section 3 of the Act.

10. Adjourned to **14.10.2026**.



True copy

Secretary (Acting),
HRERA, Panchkula

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

LA-shybam -
[Signature]
21/9

21/09

5/5