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 14.10.2026.

Item No. 335.14

Request to update the copy of Completion Certificate of the Project.

Promoter: **Starshine Buildcon Pvt. Ltd..**

Project: **"Star City" an Affordable Residential Plotted Colony over an area measuring 7.125 acres in Sector-7, Jhajjar, Haryana.**

Reg. No.: **HRERA-PKL-JJR-357-2022 dated 04.10.2022 valid upto 11.08.2024.**

Temp ID: **1078-2022.**

License No: **66 of 2017 dated 12.08.2017 valid upto 11.08.2022.**

1. Vide letter dated 10.11.2025, promoter has submitted the following: -

"That the Hon'ble RERA Authority had registered our Project for Affordable Residential Plotted colony (under DDJAY scheme) over an area measuring 7.125 Acres in Sector-7, Jhajjar bearing RERA Registration No. HRERA-PKL-JJR-357-2022 dated 04.10.2022 valid upto 11.08.2024.
That the said project has been completed and a Completion Certificate has been issued vide DTCP Memo No. 34341 dated 02.09.2025. Further, the following documents are enclosed:

i. Completion Certificate dated 02.09.2025.
ii. Zoning Plan of the Project issued vide letter dated 22.03.2024.
iii. Service Plans and Estimates alongwith approval letter.
iv. Explanatory Note stating the following: -
   a. *That we have completed and laid down all the requisite services at site as on 26.04.2024.*
   b. *That the Report of Chief Engineer HSVP vide dated 28.06.2024, stating the services with respect to affordable residential plotted colony under DDJAY 2016 over an area measuring 7.125 Acres falling in the revenue estate of village Jhajjar have got been checked and has reported that the services are laid at site and are operational functional.*
   c. *Further, STP Rohtak has reported vide letter dated 25.06.2024 that the Project is completed and laid as per approved Layout Plan.*

d. *In this respect, it is pertinent to mention herein that earlier a License No. 274 of 2007 was issued over the land under this Project for setting up of Group Housing Colony which was mistakenly acquired by the land acquisition authority. Further, the Licensed No. 66 of 2017 for the development of an Affordable Plotted Colony on the same land was issued by the office of DTCP after migration of the Group Housing Colony to DDJAY Affordable Plotted Colony. Further the amount of acquisition was deposited by the office of LAO on 17.08.2022, in which we have corresponded to the concerned offices of DC /DRA Tehsil of Jhajjar for returning the amount. The said amount (through Demand Draft) was handed over to DC/DRO Offices in the year 2024 when we have applied for Completion certificate in the office of DTCP Haryana.*

e. *Ultimately the said Demand Draft for the said acquisition amount was credited to concerned revenue authorities.*

2. *In view of the above, kindly acknowledge the same and upload the Completion Certificate on RERA Authority's Website, so that the project shall be shown as completed in all respect. We shall be highly grateful to you for the same."*

3. Upon perusal of records, it was found that the completion certificate was issued on 02.09.2025 and the validity of registration certificate was upto 11.08.2024. Also, the QPR's of the said project are uploaded till 31.03.2024. The promoter has also not complied with the special condition no. ii and iii, which states that: -

ii. *Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.187 Acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket.*

iii. *The promoter shall submit balance sheet for the year 2021-22 as and when finalized.*

4. The Authority on 10.12.2025 had directed the promoter to comply with the above conditions and apply for extension of the project till the date of completion certificate, i.e., 02.09.2025 and also upload upto date QPR's so that his request could be considered. In addition to above, the promoter was also asked to submit details of land which had been acquired duly marked on the LOP.

5. The promoter has uploaded the QPR's upto 30.09.2024 (which should have been filed upto 30.09.2025) and has also not complied with the aforementioned condition no. ii and iii of the Registration certificate. The promoter has also not submitted the details of land which was acquired duly marked on the LOP.

6. On 25.03.2026, the Authority decided to grant last opportunity to the promoter to comply with the above observations and adjourned the case to 03.06.2026.

7. The promoter vide reply dated 18.05.2026 has submitted the request for the extension of said project for one year, i.e., 11.08.2025 alongwith the following documents: -

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a. REP-V (form for extension upto the period of certificate) with extra fee. The promoter has submitted the following details in REP- V

Particulars	Percentage
Percentage of works completed at the time of last extension	100%
Percentage of Development Works executed as per Architect's Certificate till date	100%
Percentage of Development Works executed as per Engineer's Certificate till date	100%
Percentage of Development Works executed as per CA's Certificate till date	100%
Auditor Fee (₹41,300/-) Payment Details	**010886**
Public Notice Fee (₹10,000/-) Payment Details	**010886**

b. Quarterly Compliance upto Sep 2025 uploaded through online portal.
c. A copy of the approved Commercial Plans (Standard Design) along with the approval letter. No commercial plot has been sold by the Promoter to date. The services of the commercial booths/shops have been laid down by the Promoter. The sale of the commercial plots shall be started upon approval from RERA Authority. As on date, no allottee (except 2-3 houses) have commenced construction.
d. Copy of approved Layout Plan duly highlighting the land which was earlier acquired.
e. Copy of Balance Sheet of FY-2021-22.
f. Extension fee of ₹ 4,01,416/-

Fee calculation

Total registration fee = ₹ 1,57,418/-
Extension fee = Half of registration fee
= ₹ 78,709/-
Late fees = ₹ 1,57,418/-
Penalty = ₹1,65,289/- (10% of extension fees x number of months)
Total = **4,01,416**/-

9. The above was examined and following shortcomings were noticed: -

a. Registration Certificate was valid till 11.08.2024 and the promoter has applied for extension till 11.08.2025. However, CC was granted by DTCP on 02.09.2025. Hence, the promoter has to apply for extension till the grant of CC.
b. The promoter has not submitted the copy of licence no.66 of 2017 dated 12.08.2017.

10. On 24.06.2026, the Authority observed that Registration is valid till 11.08.2024 and the promoter has applied for extension of one year upto 11.08.2025. Completion Certificate was obtained on 02.09.2025. Therefore, the promoter should apply for extension for one more year. The promoter is also directed to submit the copy of licence no.66 of 2017 dated 12.08.2017 and deficit fees of ₹ 3,22,666/-.

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11. The office was directed to send a copy to DTCP Haryana, so as to seek information regarding the acquired land in license no. 66-2017 dated 12.08.2017.

12. In view of the above, a letter dated 14.08.2026 was sent to DTCP, Haryana, however, no reply has been received so far. Neither reply has been received from the promoter.

13. On 26.08.2026, Sh. Jyoti Sidana appearing on behalf of promoter informed that he is filing reply to the observations of the Authority alongwith the deficit fee of ₹ 3,22,666/- and ₹ 20,500/- as one year extension fee. Taking note of the same, the Authority directed to examine the reply and put up on the next date of hearing. Further, a reminder to DTCP, Haryana in continuation of letter dated 14.08.2026 be also issued by the office.

14. After examination it was found that the promoter has complied with all the observations. However, no response has been received from DTCP till date.

15. The Authority after consideration, decided that the registration certificate shall remain in force u/s 7 (3) of the RERD Act, 2016 which shall now be valid upto **02.09.2025** (i.e. upto grant of completion certificate). The office is directed to issue a certificate in this regard and upload Completion certificate on webportal of the Authority. **Disposed of.**

True copy

Haryana Real Estate Regulatory Authority * PANCHKULA *
Despatch No. 3014
Date 4/11/26

Secretary (Acting),
HRERA, Panchkula

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