



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-I, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 30.07.2025.

Item No. 294.19

**First Extension under Section-6 of RERA Act, 2016.**

**Promoter:** Inmon Buildcon Private Limited.

**Project:** "Trillium"- an Affordable plotted colony on land measuring 7.406 acres situated in Sector-28 and 28-A, Bahadurgarh, District Jhajjar.

**Reg. No.:** HRERA-PKL-JJR-244-2021 dated 17.06.2021 valid upto 30.06.2025.

**Temp ID:** RERA-PKL-925-2021.

**Present:** Adv. Rishabh Jain on behalf of Promoter.

1. The promoter vide letter dated 31.03.2025 had sought extension of registration of the captioned project under Section- 6 of the RERA Act, 2016. Following documents were submitted by the Promoter:

i. Form REP-V along with photographs, Extension fee of Rs. 80,000/- which is in order.

ii. Explanatory Note for Delay:

a. Unfortunately for us economic meltdown, financial crisis, sluggishness in the real estate sector increase in cost of construction, default by allottees in making timely payments multiple disputes between the workforce, labour and contractors resulting into shortage of labour and workforce and change in contractors, non-availability of sufficient water for construction due to restrictions imposed by local administration, and moreover, restricted construction activities towards protection of the environment as directed by the



local administration, the NGT and the Supreme court are some of the impeding reasons beyond our control.

- b. The construction activities were further impacted in the first quarter of the year 2022, due to surge of omicron variant of Covid-19. In such situations, labour management was disturbed due to which work was delayed. Once demobilized the workforce can only be mobilized to full capacity gradually, It is always a challenge and time consuming process to re-arrange the labour to restart the work at site and get the work back on track
  - c. Delay in supply of raw materials by the vendors due to their sudden inability to Supply materials in committed timelines as they were also facing the consequences of Covid-19
  - d. Moreover, the existing customers have time and again defaulted in making timely payments which have put the burden on the developer, thereby, slowing the progress. Project has been vastly affected due to non-payment of allottees. There is a huge amount of contributory negligence on the part of allottees due to which the construction activities were impeded and huge financial burden increased over the Promoter.
- iii. Licence Renewal Approval ( renewed upto 29.09.2025)
  - iv. CA certificate stating the summary of transactions(percentage of completion of work not stated)
  - v. Certificate of engineer stating percentage of completion of infrastructure work as 80%.
  - vi. Certificate of Architect stating percentage of completion of construction work as 80%.
  - vii Copy of RERA Registration certificate.
2. After Consideration, the Authority in its meeting held on 23.04.2025 observed that the QPRs of the said project have been uploaded till September 2022 and directed the promoter to file upto date QPRs before the next date of hearing.
  3. Upon perusal of records it is found that the promoter has filed QPRs till 31.03.2024 on 05<sup>th</sup> July 2025 and not till 31.03.2025.
  4. Today Adv. Rishabh Jain appeared on behalf of the promoter and failed to give any satisfactory reason/ground for any force-majure circumstances. The Authority after consideration decided to return the application u/s 6 and directed the promoter to file afresh application under section 7(3). The extension fee paid by the promoter will be adjusted after



deduction of 5% processing charges. However, the late fee/penalty shall be computed separately. As the registration of the project is not valid as on date, the Promoter is also directed not to market, advertise book and sell any unsold inventory in the project till extension is granted. Disposed of.



True copy

  
Executive Director,  
HREERA, Panchkula

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

STP



(A/Dhruv)  
