



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

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

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**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 12.11.2025.**

**Item No. 304.13**

**Continuation of registration under Section-7(3) of RERA Act, 2016.**

**Promoter: Inmon Buildcon Private Limited.**

**Project: "TRILLIUM II" an Affordable Residential Plotted Colony under DDJAY on land measuring 9.1812 acres situated in Village Sankhol, Sector 28-A & 29, Bahadurgarh, Distt. Jhajjar.**

**Reg. No.: HRERA-PKL-JJR-274-2021 dated 21.10.2021 valid upto 31.12.2025.**

**Temp ID: 933-2021**

**Present Adv. Rishab Jain on behalf of the promoter.**

1. Vide letters dated 30.09.2025, the promoter had applied for continuation of registration of captioned project under Section- 7(3) of the RERA Act, 2016 for one year.

Following were submitted by the Promoter:

- a. Form REP-V along with Extension fee of ₹97,000/- Via NEFT Dr-UTIB0001752 dated 29.09.2025.

Particulars	Percentage
Percentage of works completed at the time of last extension	42%
Percentage of Development Works executed as per Architect's Certificate till date .e. 28.09.2025	42%
Percentage of Development Works executed as per Engineer's Certificate till date i.e. 28.09.2025	42%
Percentage of Development Works executed as per CA's Certificate till date i.e. 28.09.2025	42%
Auditor Fee (₹41,300/-) Payment Details	Seeking Exemption
Public Notice Fee (₹10,000/-) Payment Details	Seeking Exemption



- b. Promoter had applied 90 days prior to the expiry of HRERA-PKL-FBD-274-2021 Licence issued on dated 21.10.2021 valid upto 31.12.2025 bearing License No. 64 of 2017 dated 04.08.2017 valid upto 03.08.2025.
- c. QPRs uploaded upto 30.06.2022.
- d. Special condition imposed on the promoter while registration of the project is reproduced as under:
- i) *The promoter shall get the building plans approved in respect of commercial pocket measuring 0.320 acres and submit the same to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the said commercial pocket.*
- e. The explanatory note regarding delay in the project submitted by the promoter is reproduced as under:
- i. *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.*
- ii. *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 demobilised the workforce can only be mobilised 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.*
- iii. *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.*
- iv. *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.*

2. The present application has been examined and following shortcomings have been noticed: -


- i. QPR uploaded till 30<sup>th</sup> June, 2022.
- ii. License No. 64 of 2017 dated 04.08.2017 valid upto 03.08.2025 and has expired.
- iii. An affidavit stating that they have not sold any plot/unit of the commercial pocket as mentioned in the special condition of the RC be submitted.
- iv. Auditor fee and Public Notice fee be submitted.



3. Today, Adv. Rishabh Jain appeared on behalf of the promoter. The above mentioned observations/deficiencies were conveyed to the Ld. Counsel, following which the Ld counsel requested for a short adjournment to comply with the above mentioned observations/deficiencies. After consideration, the Authority accepted the request and adjourned the matter to 04.02.2026.

True copy




  
Executive Director,  
HRERA, Panchkula

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

STP (away)

CA DHRYU

  
04/12/25