



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 12.11.2025.

Item No. 304.14

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

Promoter: Inmon Buildcon Private Limited.

Project: "TRILLIUM" an Affordable Plotted Colony under DDJAY on land measuring 7.406 acres situated in Sector-28 & 28-A, Bahadurgarh, Distt. Jhajjar.

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

Temp ID: 925-2021

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:

- Form REP-V along with Extension fee of ₹40,000/- Via NEFT Dr-UTIB0001752 dated 29.09.2025.

Particulars	Percentage
Percentage of works completed at the time of last extension	0%
Percentage of Development Works executed as per Architect's Certificate till date i.e. 28.09.2025	86%
Percentage of Development Works executed as per Engineer's Certificate till date i.e. 28.09.2025	86%
Percentage of Development Works executed as per CA's Certificate till date i.e. 28.09.2025	85%
Auditor Fee (₹41,300/-) Payment Details	Seeking Exemption
Public Notice Fee (₹10,000/-) Payment Details	Seeking Exemption



- ii) Promoter had applied 90 days after the expiry of HRERA-PKL-FBD-244-2021 Licence issued on dated 17.06.2021 valid upto 30.06.2025 bearing License No. 68 of 2018 dated 30.09.2018 valid upto 29.09.2025.
- iii) QPRs uploaded upto 30.06.2025.
- iv) Special conditions imposed on the promoter while registration of the project are reproduced as under:
 - a) *strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.*
 - b) *strictly abide by the declaration made in form REP-II*
 - c) *apart from the price of the plot, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.*
 - d) *the Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to plots sold/booked and expenditure made in the project.*
 - e) *a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.*
 - f) *adopt and strictly abide by the model agreement for sale provided in Rule 8 of the RERA Rules dated 28.07.2017.*
 - g) *that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.*
 - h) *publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.*
 - i) *submit a copy of license after getting it renewed from time to time till the completion of the project i.e. 30 June, 2025.*
- v) The explanatory note regarding delay in the project submitted by the promoter is reproduced as under:
 - 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 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.*
- 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.*
 - vi) The promoter also submitted that a similar application was filed on 31.03.2025, which was returned by the Authority vide order dated 30.07.2025, due to a change in statutory interpretation by the Authority. Moreover, the promoter has waited for an online update of the record but the same shows the application to be pending. The abstract of the order dated 30.07.2025 is reproduced as under for ready reference:-

"The promoter failed to give any satisfactory reason/ground for any force-majeure circumstances. The Authority, after consideration decided to return the application u/s 6 and directed the promoter to file a 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."

 - vii) The promoter also prayed that the time spent due to procedural delay may be considered as a zero period for the calculation of late fees and penalty, as observed under the order dated 30.07.2025.

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

- i) QPR uploaded till 30th June, 2025.
- ii) License No. 68 of 2018 dated 30.09.2018 valid upto 29.09.2025 and has expired.
- iii) An affidavit stating that they have not sold any plot/unit in the project while the sale was banned be submitted.
- iv) Auditor fee and Public Notice fee be submitted.
- v) Late fee is deficit by ₹1,40,784/-.

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)

LA DHARU
C 14
03/12/25