



HARYANA REAL ESTATE REGULATORY AUTHORITY, 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. 304.03

Project Name: “ENVISIO FLOORS” — (Floors on 14 plots bearing plot nos A44 to A46 and A48 to A58) on land measuring 2,099.86 square meters, situated in M3M City of Dreams, Sector 37, Panipat, Haryana.

Name of the promoter: Bhutani Homes Private Limited.

Date of consideration: 29.10.2025

Temp Id: 1799-2025

Present Shree Vaibhav Lalit on behalf of Promoter.

1. An application for registration of project was received for the project namely; “ENVISIO FLOORS” spread across 14 plots bearing plot nos A44 to A46 and A48 to A58 having 4 Floors each (i.e. 56 Floors) on land measuring 2099.86(Sqr/mtrs) situated in M3M City of Dreams Sector-37, Panipat, Haryana bearing License No 85 of 2023 granted by DTCP Haryana dated 18.04.2023 to Uttirna Infraproject Pvt Ltd valid upto 17.04.2028 which is registered with the Authority vide registration no. HRERA-PKL- PNP-446-2023 dated 02.05.2023 valid upto 30.04.2028. Now the promoter i.e. Bhutani Homes Pvt Ltd purchased 14 Plots in the project to construct S+4 on each plot, therefore applied for the registration of the project afresh.

2. The application was examined and following observations were conveyed to the promoter vide letter dated 21.10.2025 with the direction to appear for hearing on 29.10.2025:

- i. A brief note regarding the financial and professional technical capability of the promoter to develop the project be submitted.
- ii. Payment plan not enclosed.



- iii. No authorization as to who will advertise, market and execute conveyance deed in the project.
- iv. Promoter be asked to submit copy of SPE approved with the density of 18 persons per plot.
- v. Expenditure to be made in each quarter not submitted.
- vi. Specifications not specific in REP-I (Part-II)
- vii. Plots to be constructed be marked on the last approved layout plan.
- viii. Acknowledgement of building plans by Town and Country Planning Department be submitted.
- ix. Fees is deficit by Rs.97,063/-.
- x. That since the entire colony measuring 54.609 acres is mortgaged in favour of India Bulls Commercial Credit Ltd and India Bulls Housing Finance Ltd an NOC be submitted that the above Plots i.e. A44 to A46 and A48 to A58 are now free from mortgage where conveyance deed could be executed.
- xi. Authorization of Uttirna Infraprojects Private Limited to execute conveyance deeds with Bhutani Homes Private Limited be submitted.

3. Sh. Vaibhav Lalit appeared for hearing on behalf of promoter and informed that they have filed the reply to the observations on 28.10.2025. After consideration this Authority directed the office to examine the reply furnished by the promoter. Perusal of the reply dated 28.10.2025 reveals that the promoter has failed to adequately comply with the deficiencies conveyed vide letter dated 21.10.2025. The following observations have been noticed;

SR.NO	DEFICIENCY	OBSERVATION BY THE AUTHORITY
i.	A brief note regarding the financial and professional technical capability of the promoter to develop the project be submitted.	Document Inadequate
ii.	Payment plan not enclosed.	Payment Plan not in Order
iii.	No authorization as to who will advertise, market and execute conveyance deed in the project.	Board Resolution not in order
iv.	Promoter be asked to submit copy of SPE approved with the density of 18 persons per plot.	Document not submitted
v.	Expenditure to be made in each quarter not submitted.	Document not submitted
vi.	Specifications not specific in REP-I (Part-II)	Observation compiled
vii.	Plots to be constructed be marked on the last approved layout plan.	Layout plan not in order
viii.	Acknowledgement of building plans by Town and Country Planning Department be submitted.	Building Plan not in order
ix.	Fees is deficit by Rs.97,063/-.	Observation compiled
x.	That since the entire colony measuring 54.609 acres is mortgaged in favour of India Bulls Commercial Credit Ltd and India Bulls Housing	Document Inadequate



	Finance Ltd an NOC be submitted that the above Plots i.e. A44 to A46 and A48 to A58 are now free from mortgage where conveyance deed could be executed.	
xi.	Authorization of Uttirna Infraprojects Private Limited to execute conveyance deeds with Bhutani Homes Private Limited be submitted.	Observation compiled

4. Since the reply filed by the promoter does not adequately address the deficiencies conveyed therefore, the application filed by the promoter is hereby returned with the liberty to file afresh application. The registration fee deposited by the promoter will be adjusted in the fresh application after deduction of 5% processing fee. Since the project has not been registered therefore, the promoter is directed not to advertise, book and sell any plot in the project.

5. Disposed of vide circulation.

This has been approved by the Authority through circulation on 10.11.2025.



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.

LA (AKHIL)

10.12.11.2025

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