



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 24.12.2025.

Item No. 308.03

(xiii) Promoter: Bhutani Homes Private Limited.

Project: “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.

Temp ID: RERA-PKL-1875-2025.

Present: None.

1. This application is for registration of the project namely; “ENVISIO FLOORS” project 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 dated 18.04.2023 valid upto 17.04.2028, granted by DTCP Haryana to Uttirna Infraproject Pvt Ltd which is registered with the Authority vide registration no. HRERA-PKL- PNP-446-2023 dated 02.05.2023 valid upto 30.04.2028.

2. The application was examined and following observations were conveyed to the promoter vide letter dated 18.12.2025:

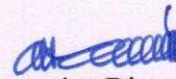
- i. A brief note regarding the financial and professional technical capability of the promoter to develop the project be submitted.
- ii. Payment plan not enclosed.
- iii. No authorization as to who will advertise, market and execute conveyance deed in the project.
- iv. Promoter be asked to submit 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-H)
 - 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.
 - xii. Fee receipt for the amount of ₹97,025/- paid on 02.11.2025 be submitted
 - xiii. Architect certificate not in order.
 - xiv. Email IDs of the all the directors are same in REP-I Part A.
3. Today, no one appeared on behalf of the promoter nor any reply has been filed. The Authority decided to reject the present application under Rule 5(2) of Rules, 2017, with the liberty to file a fresh 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 floor in the project.
4. **Disposed of.**



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
(on leave).

LA-AKHIL
30.12.2025