



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

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 07.01.2026.

**Item No. 309.18**

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

**Promoter:** Dwarkadhis Projects Pvt Ltd.

**Project:** "CASA ROMANA" Group Housing colony measuring 8.376 acres falling Sector-22, Dharuhera, District Rewari

**Reg. No.:** HRERA-PKL-RWR-105-2019 dated 21.05.2019 valid upto 31.03. 2021. First extension granted upto 31.12.2025.

**Temp ID:** 431-2019.

**Present:** Adv. Tarun Ranga on behalf of the respondent.

1. Vide letter dated 29.10.2025, the Interim Resolution Professional (IRP) on behalf of the promoter company has applied for continuation of registration of captioned project under Section- 7(3) of the RERA Act, 2016 from 31.12.2025 to 31.12.2026.

Following were submitted by the Promoter:

- i. Form REP-V along with Extension fee of ₹ 3,56,120.95/- Via Online Payment Receipt No. RERA-PKLA1761637294 dated 28.10.2025 and its calculation which is in order.
- ii. Renewal of license no. 13 of 2013 upto 17.03.2029 granted by DTCP vide letter dated 15.04.2025.
- iii. QPRs have been updated till 30.09.2025.
- iv. As per the REP-V form submitted by the IRP;
  - a. The percentage of works completed at the time of last extension-70%
  - b. Percentage of development works executed as per Architect's Certificate, Engineer certificate and CA's certificate till date-70.51%
- v. The IRP in its explanatory note has submitted that;
  - a. Upon re-expiry of License No. 13 of 2013 on 17.03.2024, the IRP sought renewal of the license from DTCP however the same was not processed, resultantly which a writ petition was filed in the Hon'ble High Court of



Punjab and Haryana in CWP No. 23442 of 2024 seeking time bound action in the interest of homebuyers. Pursuant to the direction of the Court, license no. 13 of 2013 was renewed till 17.03.2029

- b. Notwithstanding these milestones and continuing escrow discipline, DTCP department officials have not issued the consequential permissions required to lawfully advance construction. In particular, the TDR certificate applied on 02.05.2025 and the resulting FAR endorsement remains pending; absent these endorsements, revised plans cannot be sanctioned and the dependent approvals-service plans and detailed estimates, utilities/NOCs (power load, water/ sewer), Fire, and any environment/consent formalities-have not progressed. Repeated reminders have also not helped the situation. Furthermore, knowledge that the said TDR is delayed due to intentionally giving wrong reports by DTP Rewari for 3 times which are required by DTCP HO to issue TDR, causing the delay of almost 6 months. Crucially, the DTP, Rewari office has been the choke-point.
- c. As a result, from 15.04.2025 to 28.10.2025, over six months have been lost to administrative inaction of DTCP, despite the subsisting High Court mandate, renewed license, valid HRERA registration, and full CIRP compliance on the IRP's part.

2. The following deficiencies have been observed;

- i. Authenticated development plan showing stage of development be submitted.
- ii. Photographs of the project be submitted.
- iii. CA certificate stating the details regarding money received from allottees, money deposited in ESCROW Account, money withdrawn from ESCROW Account, funds invested in construction work and quantum of money withdrawn by the promoters for the purpose other than project upto 29.10.2025.
- iv. Certificate of Architect, Engineer certificate and CA's certificate stating percentage Works of Construction of "Casa Romana" as on 29.10.2025
- v. Whether the IRP has deposited ₹ 9,68,047/- as per the undertaking dated 22.05.2025, wherein the promoter was directed to deposit the said amount (fee/penalty) alongwith interest within a period of three months from the date of issuance of extension certificate for the period ending 31.12.2025.

3. Today, counsel appearing on behalf of the promoter requested for a short adjournment to comply with the deficiencies mentioned above. Furthermore, the Authority directed the promoter to submit the year-wise status of the development works executed till validity of extension.

4. Adjourned to 28.01.2026.



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.

LA - ASHIL  
14.01.26

STP

29/01