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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 28.01.2026.

Item No. 311.25

Continuation of registration u/s 7(3) of RERA Act, 2016 - Prima Land and Housing LLP.

Promoter: Prima Land and Housing LLP.
Project: "Prima City", an Affordable residential plotted colony under DDJAY, 2016 on land measuring 11.80 acres situated in the revenue estate of Village Sunari Khurd, Sector-21 E, Rohtak.
Reg. No.: HRERA-PKL-ROH-484-2023 dated 07.08.2023 valid upto 28.03.2025.
Temp ID: RERA-PKL-1263-2023.
Present: Sh. Mukesh Kumar alongwith Sh. Jyoti Sidana on behalf of promoter.

1. The Authority had registered the project on 07.08.2023 which was valid upto 28.03.2025.
2. Thereafter, the promoter vide application dated 28.05.2025 had applied for extension of registration under Section-6 of RERA Act, 2016 for one year i.e., upto 28.03.2026, alongwith ₹50,000/- as extension fee. Vide letter dated 08.09.2025, the promoter had also submitted deficit fee of ₹85,780/-, penalty of ₹ 40,000/- and late fee of ₹2,71,563/-. The extension case was heard by the Authority in its meeting held on 10.09.2025, wherein Sh. Mukesh Kumar, authorized signatory appearing on behalf of the promoter informed that they have filed reply in the registry of the Authority complying with the observations made by the Authority on 25.06.2025. However, the Authority directed the promoter to file afresh application under Section 7(3) of the Act and the application under section 6 was disposed of.



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3. The promoter on 15.10.2025, had submitted afresh application u/s 7(3) of the RERD Act, 2016, according to which 82% development works have been executed. QPRs have been filed upto 30.09.2025.
4. ₹41,300 and ₹10,000/- for auditor's fee and public notice fee have been deposited.
5. The Authority on the last date of hearing i.e., 29.10.2025 had directed the promoter to submit following: -
- Copy of renewed license.
 - As per online proforma, development works are 82% complete. However, as per reply dated 08.09.2025, the promoter has mentioned that as per QPRs filed, the current status of development is 90% complete. The differences in figures be explained.
 - Penalty as per resolution dated 07.08.2024, amounting to ₹67890/- and 5% processing charges amounting to ₹ 6789/- be deposited.
6. Now, vide reply dated 29.12.2025, the promoter has submitted as under:-
- Copy of renewed license, which is now valid upto 28.03.2028.
 - Clarification on %age of development works: The promoter submitted that 82% development works at site has been completed and as per costing comparison 90% work has been done (which include the material already purchased for development and yet to laid down at site. Hence, it is reconfirmed that total 82% of development works has been completed at site.
 - Penalty as per resolution dated 07.08.2024: An amount of ₹ 67,890/- stands paid vide Reference No. 002475326390 dated 26.12.2025, an amount of ₹ 6,789/- stands paid vide Reference no. 002475327607 dated 26.12.2025; to the RERA Authority's Axis Bank Account.
 - The promoter has further applied for extension upto 28.03.2027 alongwith the extension Fee of ₹ 1,35,782/- paid vide Reference no. 002475324951 dated 26.12.2025; to the Authority's Axis Bank Account.
 - Vide letter dated 06.11.2025, M/s Sanjay Deep & Associates were appointed as auditor and public notice dated 06.11.2025 was issued in newspapers, Indian Express and Dainik Bhaskar, on which no objections from general public have been received. Audit report has been submitted by the CA on 19.01.2026, which is reproduced as under:-
- 1. What is the detailed breakdown of the separate RERA account for the project, specifically accounting for the 70% of the amount realized from the allottees that is being deposited?**



From the perusal of undertaking uploaded on HRERA portal by the developer, it has come to our knowledge that the Developer has maintained three Separate Accounts in Union Bank of India, Post Kirkee, District Pune 411020:

Master Account 388401010610390

Separate RERA Account 388401010610389

Free account 388401010610391

They have reviewed the collections from allottees in escrow account statement and the information available on the public portal of HRERA and on diligently reviewing the financial transactions, they reported that 70% of the prescribed amounts have been appropriately received and deposited into the designated RERA account held with Union Bank of India account number 388401010610389. The auditors are of the opinion that the Developer has complied with the provisions of RERA relating to the maintenance of a separate RERA account and the deposit of 70% of the amounts realized from allottees therein, in accordance with applicable laws and guidelines.

2. Confirm if the amount received from the allottees has been cross-verified with the corresponding deposits made in the bank.

Based on the information, records, and documents made available to us, we have cross-verified the amounts received from allottees with the corresponding deposits reflected in the bank statements on a sample basis. Our verification included a review of Builder-Buyer Agreements, allottee-wise collection details provided by the Developer, and the related bank statements. On such sample-based verification, no discrepancies or irregularities were observed that would indicate any non-compliance with the applicable provisions or regulatory requirements.

3. Could the auditor confirm whether the provisions of Section 4(2)(1)(D) of the RERA Act 2016 are being followed in relation to withdrawals, ensuring they are proportionate to the development works undertaken at the project site? If not, please provide details regarding the utilization and diversion of the funds.

On the basis of certificate signed by CA Pradnya Gandhi partner of M/s Gandhi PR & Associates and Architect certificate attested by Ar. Rattan Pal Singh provided by the party, we confirm that provisions of Section 4(2)(1)(D) of the RERA Act 2016 are being followed in relation to withdrawals, ensuring they are proportionate to the development works undertaken at the project site.

4. Could the auditor please validate the on-site inspection and project specifics, including an assessment of the completed work substantiated with accompanying photographs?

Few Photographs of site progress are enclosed.

5. Could the auditor verify the status of plots in terms of being surrendered, resumed, cancelled, or restored?



As per details provided by the developer, there are total 6 no. of plots which are being cancelled by the allottees. List of Cancelled plots provided by the developer are:-

Poonam (108C)
Ram Rathi (111D)
Anita Rani (144F)
Sumitra Dhaka (107C)
Savita W/o Sombir (152F)
Savita Devi (132F)

7. After consideration, the Authority decided that registration certificate shall remain in force for two more years under Section 7 (3) of the RERD Act, 2016 which shall be valid upto 28.03.2027. Certificate of continuation of registration be issued accordingly. 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.

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