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 13.05.2026.

Item No. 322.08

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

Promoter:	**RBA Realcon Pvt. Ltd.**
Project:	**"RBA HOMETOWN" an Affordable Residential Plotted colony (under DDJAY-2016) over an area measuring 13.975 acres falling in the revenue estate of village dodwa situated in sector 1, Nilokheri-Taraori, District Karnal.**
Reg. No.:	**HRERA-PKL-KNL-555-2020 dated 05.03.2024 valid upto 30.08.2025.**
Temp ID:	**1390-2023.**
Present:-	**Adv. Neeraj Puri on behalf of the promoter.**

1. Vide letter dated 30.01.2026, the promoter has applied for continuation of registration of captioned project under Section- 7(3) of the RERA Act, 2016 for one year.

2. Vide letter dated 19.02.2026, M/s DMSG & Associates were appointed to conduct Audit of the project and they have submitted the Audit Report on 04.05.2026. Point wise observations are as under:-

Findings and Observation

1. **Primary Finding - 70% Escrow Obligation**

The primary subject of this audit - compliance with the 70% designated account obligation under Section 4(2)(I)(D) of the Act- does not give rise to any violation at this stage, as no allottee collections have been received. Hence no adverse view is required to be taken at this stage.

2 **Designated Account**

The status of the designated bank account - it has been opened at the time of registration. This is a mandatory requirement under the Act regardless of the sales position and should be confirmed by the promoter immediately. But the project

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expenditure has not been routed through the escrow account but separate bank account.

3 **Books of Account**

The auditee has submitted project specific trial balance with CA certificate of project expense after due consideration, we are of opinion that proper books of accounts were maintained by the auditee company,

4 **Statutory Compliances**

The auditee has obtained RERA registeration and filed quarterly/annual reports .No violation of the RERA rules has been noticed in our test check.

5. Recommendations to the Authority

In view of the above findings and information filed by the auditee, we respectfully make the following recommendations: To direct the auditee to make payment for project expenses from designated bank account only.

The Audit report was sent for comments to the promoter in 04.05.2026 and vide reply dated 07.05.2026, they have submitted their comments that are fully satisfied with the findings and observations recorded in the Audit Report and the report fairly reflects the financial and statutory position of the project.

3. The application of the promoter was examined and the following were submitted by the Promoter:

i. Extension fee of ₹1,61,500/- Via DD no. 059388 dated 14.01.2026.

Particulars	Percentage
Percenta e of works completed at the time of last extension	47%
Percentage of Development Works executed as per Architect's Certificate	47%
Percentage of Development Works executed as per Engineer's Certificate	47%
Percentage of Development Works executed as per CA's Certificate	47%
Auditor Fee (₹41,300/-) Payment Details	₹ 41300
Public Notice Fee (₹10,000/-) Payment Details	₹ 10000

ii. Promoter had applied 153 days after the expiry of RC.
iii. QPRs uploaded upto 31.12.2025.
iv. Architect Certificate showing percentages of work external development works till 30.09.2026.
v. A copy of renewal of licence No. 35 of 2009, which is renewed upto 19.09.2027.
vi. CA Certificate showing percentage of completion of construction work till 31.12.2025 as 47%
vii. Engineer Certificate showing percentage of work done with reference to total estimated cost as 47%.
viii. Form REP-V.
ix. Photographs of the project.
x. Promoter in his explanatory note states that due to reduced cash inflows and extended monsoon season in Karnal region, project could not be completed within the originally declared timeline.

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4. The present application has been examined, and the following shortcoming has been noticed: -

i. Not submitted an affidavit stating that no plot has been sold/booked as on date.
ii. Latest engineer certificate showing percentage of works done at site.
iii. Late fee of ₹3,22,374/- and penalty of ₹ 80,595/- not paid.
iv. Update architect certificate showing percentage of internal development works.

5. The Authority after consideration directed the promoter to remove the above-said deficiencies. The promoter was also directed to submit a resolution plan regarding the development of the project before the next date of hearing.

6. Adjourned to **03.06.2026.**

Haryana Real Estate Regulatory Authority
Despatch No 1491
Date 9/6/26
PANCHKULA

True copy

Secretary (Acting),
HRERA, Panchkula

A copy of the above is forwarded to Advisor, HRERA Panchkula, for information and taking further action in the matter.

Advisor (on leave)
STP (on leave)

LA DHRUV
09/06/26