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 24.06.2026.

Item No. 323.24

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

Promoter: **Pandit Harnam Developer Private Limited.**

Project: **An Affordable Residential Plotted Colony under DDJAY-2016 namely "Pandit Harnam City" on land measuring 5.299 acres situated in the revenue estate of Village Pindari, Sector-11, Jind.**

Reg. No.: **HRERA-PKL-JND-379-2022 Dated: 05.12.2022 Valid Upto 01.12.2024.**

Temp ID: **RERA-PKI-1069-2022.**

1. Vide letter dated 06.03.2026, the promoter has applied for continuation of registration under Section-7(3) of the RERA Act,2016 for two years – **from 01.12.2024 to 01.12.2026** on prescribed proforma REP-V[I] and submitted online extension form. The Promoter has submitted the following:

   i. QPRs have been uploaded upto 31.12.2025.
   ii. License No. 55 of 2022 dated 06.05.2022 valid upto 05.05.2027.
   iii. Percentage of Development works at the time of last extension is 95 %.
   iv. Percentage of Development works as per Architect, C.A and Engineer Certificate (Quarter 4 of 2025) is 96.27 %.
   v. Auditor and Public Notice fee amounting to ₹ 51,300/-.
   vi. Extension fee of two years – ₹ 1,16,000/-.
   vii. Photographs of the Project
   viii. Explanatory Note: Project could not be completed within declared timelines due to reduced cash flows due to market conditions and high Rainfall restricted movement of machinery and progress of external development works. Despite best efforts, the project could not be completed within initially committed timeline under REP-II. The Promoter is now in stable position and all efforts are being made to expedite the completion during the extended period.

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2. Vide letter dated 18.03.2026, M/s Anuj Goyal Associates were appointed to conduct audit of the said project. Public Notices inviting objections from the allottees and public in general were published on 18.03.2026. No objections have been received till date.

3. Calculation of Extension Fee:

Registration fee of the Project = ₹ 1,29,110/-
Extension fee for one year = ₹ 64,555/-
Extension fee for two years = ₹ 1,29,110/-
Late fee as per resolution dated 07.08.2024 = ₹ 1,29,110/-
Penalty as per resolution dated 07.08.2024 = ₹ 1,03,288/-.

4. Vide letter 27.04.2026, M/s Anuj Goyal Associates have submitted the audit report wherein following has been observed:

j. **Detail of separate RERA Bank Account of the project in which 70% of the amount realized from the allottees are being deposited:**
Sarva Haryana Gramin Bank, Account no. 83692100000321. This is an existing Bank Account as on RERA Registration dt. 05.12.2022. The Bank Statement for the period from 05.12.2022 to 17.03.2026 was provided to us. This is a collection Account in which 100% moneys from allottes are deposited.
IDBI Bank Ltd: Account no. 1069102000004008. The statement of Account for this bank account for the period 16.06.2023 to 17.03.2026 has been provided to the auditor. It is a collection account in which 100% money from allottees are deposited.
Both the above-mentioned bank accounts are not in accordance with Section-4(2)(l)(D) of the Real Estate (Regulation & Development) Act, 2016 read with Rule 4(4) of Haryana Real Estate (Regulation & Development), Rules, 2017. The entire amount realised from the allottees for the project as deposited in the accounts from time to time has been utilized for multiple purposes, including payments for work contracts, cash withdrawals, payment to landowners and other related expenses.

ii. **Amount received from the allottees shall be verified, i.e., receipts issued shall be verified with the amount received in the Bank:** The Promoter has received ₹ 6.18 Crores from the Allottees upto 17.03.2026 towards part sales consideration for the sale of the plots. The Auditor has verified the amounts received from the allottees directly with the records maintained by the Promoter and the corresponding entries in the bank statements upto 17.03.2026. Based on such verification, no material discrepancies or exceptions have come to their notice.

iii. **The Auditor shall certify that provisions of Section 4(2)(1)(D) of the Real Estate (Regulation and Development) Act, 2016 are being followed and withdrawals are in proportion of the development works carried undertaken at site. If not, then utilization and diversion details of the funds should also be mentioned:** The provisions of section 4(2)(1)(D) of the Real Estate (Regulation and Development) Act, 2016 have been complied with. The withdrawals from the designated bank account have been made in proportion to the percentage of completion of the project and the development work carried out at site.
However, as per third proviso to Section 4(2)(1)(D) of the Real Estate (Regulation and Development) Act, 2016, the promoter shall get his accounts audited within six

Haryana Real Estate Regulatory Authority Panchkula months after the end of every financial year by C.A. in practice and shall produce statement of account duly certified and signed by such C.A. **A specific year wise Audit Report/C.A. certificate has not been produced for verification by the Promoter.**

iv. **Site Visit:** The Auditor has conducted the site visit of project on 24.03.2026. Photographs of project site are attached with the report.

v. **Verification of Surrendered/ resumed/ cancelled/ Restored Units:** No Surrendered/ resumed/ cancelled/ Restored plots.

5. The above Audit Report was sent to the Promoter vide email dated 29.04.2026 to which the Promoter has submitted comments on 19.05.2026, wherein the promoter has confirmed that the audit report has been conducted based on the information and documents provided and the Promoter conveyed satisfaction with the Audit Report.

6. The Authority directs the Promoter to comply the following at least one week before the next date of hearing:

i. C.A. certificate is not submitted in original.
ii. Authority in favour of the person who has signed the application be submitted.
iii. Resolution Plan to complete the project not submitted.
iv. An affidavit be submitted that no units/apartments have been sold from 01.12.2024 till date.
v. Upload QPRs upto 31.06.2026.
vi. Promoter should submit hard copy of demarcation plan, zoning plan and service plans and estimates duly approved by Town & Country Planning Department. (Soft Copy upto 5 Mb be also submitted).
vii. Approved building plans in respect of commercial pocket measuring 0.2118 Acres. (Hard Copy as well as Soft Copy upto 5 Mb).
viii. Late fee as per resolution dated 07.08.2024 = ₹ 1,29,110/- and Penalty as per resolution dated 07.08.2024 = ₹ 1,03,288/- be deposited.
ix. Extension fee for two years = ₹ 1,29,110/-. Promoter has deposited ₹ 1,16,000/-. Promoter should deposit deficit fee of ₹ 13,110/-.
xii. As per audit report, the Promoter has opened two 100% Collection account. No escrow account (70% account) has been maintained by the Promoter. Promoter should clarify the same.
xiii. As per third proviso to Section 4(2)(1)(D) of the Real Estate (Regulation and Development) Act, 2016, the promoter shall get his accounts audited within six months after the end of every financial year by C.A. in practice and shall produce statement of account duly certified and signed by such C.A. The Auditor has informed that the Promoter has not provided such reports to the Auditor. Reasons for not providing the same be informed.

7. The Authority also observes that there is a discrepancy in para (i) and (iii) of the audit report regarding compliance of provisions of Section 4(2)(1)(D) of the Real Estate

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(Regulation and Development) Act, 2016. The Authority directs that Anuj Goyal Associates be physically present on the next date of hearing to clarify the said discrepancy

The office is directed to send a copy of this order via e-mail and registered post at the address of the Auditor.

8. Adjourned to **29.07.2026.**

Haryana Real Estate Regulatory Authority
Despatch No 2052
Date 6/8/26
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.

6/8/26
STP

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