



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 24.06.2026.

Item No. 323.21

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.

1. Vide letter dated 30.01.2026, the promoter had 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 expenditure has not routed through the account but separate bank account and there is only an amount of deposit.



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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 registration 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.

3. The Audit report was sent for comments to the promoter in 04.05.2026 and vide reply dated 07.05.2026, 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.

4. The following details were submitted by the Promoter on 30.01.2026:

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

Particulars	Percentage
Percentage 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.



5. The application dated 30.01.2026 has been examined, and the following shortcomings were noticed: -

- i. Has not submitted an affidavit stating that no unit has been sold/booked after lapse of RERA Registration.
- ii. Latest engineer certificate showing percentage of works to be submitted.
- iii. Late fee of ₹3,22,374/- and penalty of ₹ 80,595/- not paid.

6. On the last date of hearing, i.e., 13.05.2026, the Authority after consideration directed the promoter to comply with 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.

7. Vide reply dated 21.05.2026, the promoter has submitted the following:-

- i. The fee has been paid vide Transaction ID: 260513270900786 (₹ 4,03,000/-).
- ii. A copy of the Resolution Plan stating that the project shall be completed within 15 months.
- iii. Latest engineer certificate showing work done as 49% as on 31.03.2026.
- iv. The promoter has also submitted that we had earlier applied for extension of registration. In continuation thereof, we hereby submit the present application seeking further extension of the project registration for a period of one year.
- v. As per the provisions of Section 6 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 7 of the Haryana Real Estate (Regulation and Development) Rules, 2017, the promoter is required to apply for extension before the expiry of the existing registration period. Accordingly, since the present extension is valid up to August 2026, the present application for further extension has been filed within the prescribed time period, i.e. prior to the expiry of the existing validity, seeking extension of the project registration for an additional period of one year. An Online Net Banking payment via Transaction id 260520271716931 dated 20-05-2026 for Rupees 1,61,250/- in favour of "Haryana Real Estate Regulatory Authority" as extension fee as provided under sub rule (2) of rule 6.
 - a. Architect Certificate showing percentage of Internal development works till 30.09.2025.
- vi. An affidavit stating that no unit has been sold/booked after lapse of RERA Registration.

8. The Authority after consideration, decided that registration certificate shall remain in force u/s 7 (3) of the RERA Act, 2016 which shall now be valid upto 30.08.2027. The office is directed to issue a certificate in this regard. **Disposed of.**



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

True copy

Secretary (Acting),
HRERA, Panchkula

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