



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 02.09.2026.

Item No. 331.03

- (vi) **Promoter:** Movish Realtech Pvt. Ltd
- Project Name:** "MURLIDHARA" an Affordable Residential Plotted Colony (Under DDJAY 2016) to be developed on land measuring 7.218 acres situated in the revenue estate of village Maheshwari, Sector-23, Dharuhera, District Rewari. RERA-PKL-1765-2025.
- Temp Id:**
- Present:** Sh. Jyoti Sidana on behalf of the promoter.

1. This application is for registration of real estate project namely "MURLIDHARA" an Affordable Residential Plotted Colony (Under DDJAY 2016) to be developed on land measuring 7.218 acres situated in the revenue estate of village Maheshwari, Sector-23, Dharuhera, District Rewari bearing Licence no. 44 of 2023 dated 27.02.2023 valid upto 26.02.2028 (after migration from licence no. 98 of 2017 dated 10.11.2017).

2. The application was examined and following observations/deficiencies were conveyed to the promoter on 19.08.2026:

- i. Details of all the 3 bank accounts on the letterhead of the bank mentioning the project name, licence no. and area of the project be submitted.
- ii. The promoter has taken a loan of ₹ 13.56 crores. It may be clarified whether this loan amount has been taken against the project land.
- iii. ITR of all the partners for the last 3 years be submitted.
- iv. The promoter to file an affidavit stating that no plot/plots have been advertised/ marketed/ booked or sold or offered for sale in licence no. 44 of 2023.
- v. REP II- clause I is not in order.
- vi. Payment Plan is not in order.
- vii. Copy of Bilateral agreements be submitted.
- viii. Copy of ITR of the promoter for the last 3 years be submitted.
- ix. Certificate from the Chartered Accountant as per the Books/ Balance sheet of the applicant is not in original.
- x. Non default certificate from a Chartered Accountant is not in original.
- xi. There is an earlier project of the promoter namely "The Cubix" which is lapsed since 14.09.2021. Status of the same may also be submitted.



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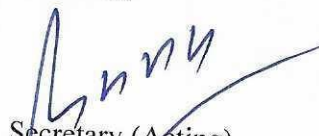
- xii. The promoter has stated in REP I (Part G) that litigation is pending against their earlier registered Project- however the details of the same have not been provided.
- xiii. Date of approval of Layout Plan has not been mentioned in REP I (Part C)
- xiv. The licensed area measuring 7.218 acres be marked on the last approved circulation plan showing connectivity upto an existing road.

3. Pursuant thereupon, the promoter filed reply dated 25.08.2026 and the same was examined by the project branch of the Authority. As per report of the project branch, promoter has removed the above deficiencies except at Sr. No. i, xi, xii and xiv. Considering the report/info provided by the project branch, Authority on 26.08.2026 had observed that the promoter had earlier been granted a RERA Registration no. 39 of 2018 dated 20/08/2019 valid upto 14/09/2021 for a Group Housing Project namely "The Cubix" on land measuring 9.40 acres in Sector 23, Dharuhera, Rewari. After the date of expiry of registration period, promoter neither applied for extension of registration nor submitted occupation certificate/completion certificate. Moreover, as per admission of promoter, at present there are 81 complaints pending [Authority (59) Tribunal (16) and others state commissions]. Therefore, the Authority issued a show cause in this case as to why the application for registration may not be rejected in view of previous conduct of the promoter/ the non-completion of the earlier registered project as per stipulated time and not informing the status of the registered project. On the last date of hearing, i.e. 26.08.2026, Sh. Jyoti Sidana appeared on behalf of the promoter and requested for one more opportunity to remove the remaining deficiencies and clear the status of the earlier registered project. The Authority acceding to the request of the promoter decided to grant one more opportunity and adjourned the matter to **02.09.2026**.

4. Since no reply has been submitted by the promoter and deficiencies at Sr. No. i, xi, xii and xiv. Still subsist therefore Authority after consideration decides to reject this application under Section 5 (1) (b) of the RERA Act, 2016 with liberty to the promoter file a fresh application with better particulars. The registration fee deposited by the promoter will be adjusted in the fresh application after deduction of 5% processing charges. Since the project has not been registered therefore, the promoter is directed not to advertise, book and sell any plot in the project. **Disposed of.**

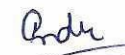


True copy


Secretary (Acting),
HRERA, Panchkula

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

LA-Indu.


10/09/26


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