



**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 20.11.2024.**

**Item No. 270.19**

**Application for intimating the Authority regarding passing of status quo regarding alienation in respect of certain land.**

**Promoter: M/s Pyramid Buildtech Pvt. Ltd.**

**Project: 'Pyramid Homes' an Affordable Plotted Housing Colony under DDJAY on land measuring 11.362 acres situated in village Dabua, Sector 49, Faridabad**

**Reg. No.: HRERA-PKL-FBD-135-2019 dated 22.07.2019 valid upto 31.07.2023**

**Temp ID: 437-2019.**

1. This matter was considered by the Authority on 30.10.2023 wherein following order was passed:

"1. Sh. Sunder S/o Sh. Shiv Kumar vide letters dated 17.10.2023 and 19.10.2023 has been informed that the applicant has filed suit for specific performance in respect of area measuring 60,000 square feet out of land measuring 10 acres owned by M/s Pyramid Buildtech Pvt. Ltd. (against total land measuring 11.362 acres) on the basis of agreement to sell dated 19.01.2016. Details of land in question have been mentioned in said application.

2. The Hon'ble Court of Sh. Devender Singh, Civil Judge (Junior Division), Faridabad vide order dated 05.10.2023 was pleased to pass Status-Quo order regarding alienation of suit property mentioned in agreement to sell in Civil Suit titled 'Sunder versus M/s Pyramid Buildtech Pvt. Ltd.' bearing CIS no. - 3044-2023. The matter is now listed for hearing on 31.10.2023.

3. It has been prayed that no alienation be permitted in favour of any other person which is sought by owner.

4. It is pertinent to mention that project bearing registration no. HRERA-PKL-FBD-135-2019 dated 22.07.2019 valid upto 31.07.2023 for an affordable plotted housing colony namely 'Pyramid Homes' on land measuring 11.362 acres situated in village Dabua, Sector 49, Faridabad has been registered with the Authority by promoter M/s Pyramid Buildtech Pvt. Ltd.



5. *After consideration, Authority decided that a copy of application be sent to promoter for comments and to abide by the orders of Hon'ble Court.*

6. *Adjourned to 08.01.2024."*

2. In compliance of the orders of the Authority, copy of the applications were sent to the promoter vide letter dated 15.12.2023. The matter was then heard on 10.01.2024 and 06.03.2024, wherein no reply was filed by the promoter and following was observed by the Authority:

*"4. The promoter has still not filed any reply to the above-mentioned observations. Registration to the project was granted on 22.07.2019 which was valid till 31.07.2023.*

*5. As the promoter has not filed any reply, Authority decided to ban sale in the project. Last opportunity is granted to managing Director/one of the Director to be personally present before Authority on next date of hearing.*

6. *Adjourned to 24.04.2024."*

3. The promoter has still not filed any reply to the above-mentioned observations. However, the applicant vide another letter dated 26.03.2024 has submitted a copy of order dated 20.02.2024 passed by Hon'ble High Court of Punjab and Haryana in Cr No. 569 of 2024 titled Sunder & Anr. Versus M/s Pyramid Buildtech Pvt. Ltd. & Ors. wherein the Hon'ble Court has ordered as under and adjourned the matter to 26.04.2024:

*"Meanwhile, status quo as it exists today shall be maintained."*

4. The applicant has prayed that no document should be registered in the office of the Authority which is presented for registration in respect of land in question.

5. The matter was then considered by the Authority on 24.04.2024 wherein following direction was passed:

*"5. Authority observes that as per orders of Authority dated 06.03.2024, Managing Director/one of the Directors was required to be personally present today. Nobody has appeared today. Hence, Authority decided to impose a cost of Rs. five lac on the promoter. Managing Director/one of the Directors be personally present before Authority on next date of hearing."*

6. The matter was last considered by the Authority on 03.07.2024 wherein following was observed:

*"7. No one is present today and no reply has been filed. Hence, Authority decided to impose additional cost of Rs. 2 lakhs on the Promoter. Authority reiterated that Managing Director/one of the Directors be personally present before Authority on next date of hearing. Project was valid upto 31.07.2023. Project Section may check whether Promoter has applied for extension or not?"*

8. *Adjourned to 11.09.2024."*



7. No reply was received from the promoter till 11.09.2024. Cost of ₹7 lac is to be paid by the promoter. Further, the promoter has not sought extension after 31.07.2023. The Authority on 11.09.2024 had decided that the promoter be issued show cause notice under Section 35 read with 61 of the RERA Act, 2016 as to why penalty may not be imposed for not applying for extension.
8. Show cause notice dated 24.10.2024 was issued to the promoter on which no reply has been received so far.
9. Authority observes promoter is neither submitting any reply nor has applied for extension. MD/ one of Director of project was required to be personally present as per orders of Authority dated 06.03.2024, 24.04.2024 and 03.07.2024 but nobody has appeared. Cost imposed has also not been deposited. Authority takes it very serious. After consideration, Authority decided as under:-
- Further sale in the project is banned.
  - Promoter be issued show cause notice under Section-7(1) of RERA Act, 2016 as to why registration may not be revoked for violating the provisions of RERA Act, 2016 and orders of Authority.
10. Adjourned to 22.01.2025.



*[Handwritten signature]*  
16/12/24

True copy

*[Handwritten signature]*

Executive Director,  
HRERA, Panchkula

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

LA Sureshram