



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-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 11.12.2024.**

**Item No. 272.14**

**Submission of occupation and completion certificate for project.**

**Promoter: Pebble Downtown India Pvt. Ltd.**

**Project: "Downtown Faridabad" a commercial colony on land measuring 1.725 acres in Sector-12 Faridabad.**

**Reg. No.: HRERA-PKL-FBD-124-2019 dated 21.06.20219 valid upto 05.10.2022.**

1. Pebble Downtown India Pvt. Ltd. vide letter dated 29.11.2023 has submitted occupation certificate dated 14.03.2022 and completion certificate dated 14.03.2023 for project "Downtown Faridabad" a commercial colony on land measuring 1.725 acres in Sector-12 Faridabad registered vide Registration No. HRERA-PKL-FBD-124-2019 dated 21.06.20219 valid upto 05.10.2022.
2. The promoter has submitted that the development and construction of the project has been completed in all respects and completion certificate has been received from DTCP, therefore promoter may be granted leave from the compliance of Section 4(2)(I)(D) and Section 11(1) of the Act and other applicable compliances.
3. The promoter has filed QPR upto 31.03.2022.
4. The registration was valid upto 05.10.2022 whereas completion certificate has been obtained on 14.03.2023, the promoter may be asked to file for extension of the project from 06.10.2022 to 14.03.2023.
5. The matter was heard on 04.12.2023 wherein following was observed:



- “4. Authority observes that promoter was granted registration on 1.725 acres of commercial colony in Sector -12, Faridabad with an undertaking that he shall deposit the fee for the increased FAR. The promoter has neither submitted the increased fee nor the revised building plans.
5. After consideration, Authority decided that promoter should be issued show cause notice under Section-63 of RERA Act, 2016 for not complying with the orders of the Authority.”
6. In compliance of the above order, show cause notice dated 11.03.2024 was issued to the promoter and suo motu complaint no. 374 of 2024 was initiated which is now listed for hearing on 28.08.2024.
7. The matter was last considered by the Authority on 22.05.2024 vide item no. 254.13 wherein following was observed:
- “10. As the orders of Authority dated 04.12.2023 have not been complied with by promoter, Authority decided that further sale in project is banned under intimation to the concerned DC/SDM/Tehsildar. The project registered was valid up to 05.10.2022 and promoter has not applied for extension. Authority further decided that managing Director/one of the Directors be personally present on next date of hearing along with details of sold units, name and address of allottees, date of allotment, consideration money etc and details of unsold units.
11. Adjourned to 14.08.2024.”
8. In compliance of above order, notice dated 18.06.2024 was sent to the District Collector Faridabad intimating regarding the ban on further sale in project.
9. The matter was heard by the Authority on 14.08.2024 vide Item No. 262.30 wherein the Authority has decided that since the promoter has still not submitted any reply till date, on the request of the Ld. Counsel, Mayank, Authority adjourned the matter to 23.10.2024.
10. Since no reply was received from the promoter, the Authority on 23.10.2024 vide Item No. 267.27 has granted last opportunity to promoter to comply with the orders of Authority dated 04.12.2023 and 22.05.2024 before next date of hearing failing which penal proceedings will be initiated as per provisions of RERA Act, 2016. Reply has still not been received from the promoter



11. Authority observes that promoter has not complied with the orders of Authority dated 04.12.2023 and 22.05.2024 despite granting last opportunity. Hence, Authority decided that promoter be issued show cause notice under Section-35 read with Section 63 of RERA Act, 2016 as to why penalty up to 5% of cost of project may not be imposed.

12. Adjourned to 05.02.2025.



True copy

*[Handwritten signature]*

Executive Director,  
HRERA, Panchkula

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13/1/25

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

LA (shubham)