



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 29.01.2025.

Item No. 277.19

Violations committed by the Promoter.

Promoter: Parsvanath Developers Limited.

Project: "Parsavnath City Karnal" a Residential Plotted Colony on land measuring 81.136 acres situated in Sector 35, Karnal.

Reg. No.: HRERA-PKL-KRL-270-2021 dated 12.10.2021 valid upto 31.12.2023.

License no.: 73 of 2012 & 141 of 2014.

Present: Ms. Rupali S Verma, Advocate through VC.

1. A letter has been received on 15.01.2024 from Director, Town & Country Planning against the promoter "Parsvanath Developers Ltd." regarding license no. 73 of 2012 & 141 of 2014 for developing Residential plotted colony on land measuring 81.136 acres situated in sector 35, Karnal. DTP has restrained the developer company to execute any kind of sale purchase agreement, sale/lease deed, to give possession certificate or any kind of approval required to create third party rights or to construct new houses in the colony. DTCP has suspended the above cited licenses immediately due to non-compliance of terms and conditions of bilateral agreement executed at the time of grant of license as well conditions of license. DTCP has requested that a Suo-motu cognizance of violation be taken and penal action against the defaulting promoter be initiated.

2. In view of above, on 24.01.2024 Authority had passed the following orders:

"After consideration, Authority decided that a suo-motu complaint be registered against the promoter. Authority further decided that audit of project be got conducted from a CA firm empaneled by Authority and a public notice be given in newspapers or inviting objections from general public".



3. In view of above, a suo-motu compliant no. 423 of 2024 was registered which was heard on 24.04.2024 in which the Authority decided *"registration of project be kept in abeyance as license of the promoter has been suspended by the DTCP. The promoter is also directed not to sell any unsold inventory or create any third-party rights in the project."* On 15.05.2024, the above said registration has been kept in abeyance and the information regarding abeyance of the project has been conveyed to the DTCP as well vide letter dated 27.05.2024. Suo-motu compliant no. 423 of 2024, against the Promoter is also listed for hearing on 29.01.2025.
4. On 24.04.2024, no reply was received from the promoter. Therefore, Authority directed that the promoter be personally present on the next date of hearing and adjourned the matter on 10.07.2024. On 10.07.2024, on request of learned Advocate, matter was adjourned to 24.07.2024. Vide letter dated 10.07.2024, the promoter has submitted a reply which was placed before the Authority on 24.07.2024. The above said license has been suspended by DTCP due to non-compliance of terms and conditions of bilateral agreement as well as conditions of the license on 10.01.2024.
5. On 24.07.2024, Ld. Advocate Ms. Rupali S Verma submitted that suspension of license is to be decided shortly by DTCP. On request of Ld. Counsel, Authority adjourned the matter to 09.10.2024. On 09.10.2024, Learned Counsel Rupali S Verma submitted that matter is pending with DTCP and hence, requested for adjournment. Accepting her request, Authority adjourned the matter to 04.12.2024. On 04.12.2024, learned counsel stated that matter is at an advance stage in DTCP office, hence sought adjournment for a short time. Adjourned to 29.01.2025.
8. No update/reply has been received from the promoter till date.
9. Ld. Counsel submitted that DTCP is considering their request to adjust the unsold inventory.
10. After consideration, Authority decided that promoter should submit a detailed reply within three days.
11. Adjourned to 09.04.2025.



True copy

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 (Kalkul)