



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 02.04.2025.

Item No. 283.17

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 aces situated in village Dabua, Sector 49, Faridabad.

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

Temp ID: 437-2019.

1. Sh. Sunder S/o Sh. Shiv Kumar vide letters dated 17.10.2023 and 19.10.2023 has 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. They prayed that no alienation be permitted in favour of any other person which is sought by owner.
3. The Authority on 30.10.2023 decided that a copy of application be sent to promoter for comments and to abide by the orders of Hon'ble Court. The matter was then heard on



10.01.2024 and 06.03.2024, wherein no reply was filed by the promoter and the Authority granted last opportunity to Managing Director/one of the Director to be personally present before Authority on next date of hearing.

4. 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 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:

“Meanwhile, status quo as it exists today shall be maintained.”

5. 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. The matter was then considered by the Authority on 24.04.2024 wherein the Authority observed 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 lakh** on the promoter. Managing Director/one of the Directors be personally present before Authority on next date of hearing.

6. The matter was then considered by the Authority on 03.07.2024 wherein the 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?

7. No reply was received from the promoter. Cost of ₹7 lac was to be paid by the promoter. Further, the promoter has not sought extension after 31.07.2023. The Authority on 11.09.2024 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. Show cause notice dated 24.10.2024 was issued to the promoter on which no reply was received. The Authority on 20.11.2024 has observed that the 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 seriously. After consideration, Authority decided as under: -

i. *Further sale in the project is banned.*



ii. 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.

8. In view of the above, show cause notice dated 01.01.2025 was issued to the promoter and since no reply was received, the Authority on 22.01.2025 observed that promoter is not submitting reply to the orders of Authority dated 06.03.2024, 04.04.2024 and 24.10.2024 and nobody is present today. Last opportunity is granted to the promoter to comply with the orders of the Authority otherwise penal action will be initiated as per provisions of RERA Act, 2016. Ban on sale to continue.

9. Since the promoter is not complying with the directions of the Authority, and many opportunities have already been granted to the promoter to represent their case. They are also not applying for extension of the project. Therefore, the Authority decides that status quo as it exists shall be maintained, as also directed by Hon'ble High Court in Cr No. 569 of 2024 titled Sunder & Anr. versus M/s Pyramid Buildtech Pvt. Ltd. & Ors.

Further, the cost already imposed by the promoter shall be paid as and when the promoter shall approach the Authority for continuation of their registration. Ban on sale shall continue.

10. Disposed of.



True copy


Executive Director,
HREERA, Panchkula

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

CA (Secretary)
Haryana
23/1/25