



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 09.04.2025.

Item No. 284.34

Intimation regarding change of name of the project from as "RPS Infinia, 12th Avenue".

Promoter: RPS Infrastructure Limited.

Project: RPS Infinia Tower-5 (Phase I), RPS Infinia Tower-4 (Phase II) and RPS Infinia Tower-5 (Phase III) – IT Park Colony situated in Sector 27-A, Village Sarai Khawaja, Tehsil and District Faridabad, Haryana.

Reg. No.: 198, 203 & 204 of 2017 dated 15.09.2017.

1. RPS Infrastructure Ltd. vide letter dated 17.11.2023 had informed that they are developing an IT Park Project in phases at 12/6 Mile Stone, Village Sarai Khawaja, Mathura Road, Faridabad. The said project is registered with the Authority having three phases as Phase I, Phase II and Phase III.
2. The promoter has submitted that in 2021, they started the sales and marketing of the above 3 registrations in the name of "World Trade Centre" after due confirmation from the Authority vide item No. 148.16. Now w.e.f. from 6th November, the promoter has decided to market further the above 3 registrations in the name of "RPS Infinia, 12th Avenue" and accordingly the company will make sales in the above registrations in the name of "RPS Infinia, 12th Avenue". Request was made to update the same in the records of the Authority and provide confirmation for the same.
3. The promoter vide letter 19.08.2021 had applied for change of the name of the above three projects as "World Trade Centre, Faridabad" and same was considered in meeting of the Authority held on 06.09.2021 wherein Authority decided to approve the change of name of the project as requested by promoter. However, they will seek concurrence of the Town &



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Country Planning Department as the name of the project has been mentioned in the building plan approved by the department.”

4. However, since no information was submitted by the promoter that concurrence from Town and Country Planning department was sought by them or not? The Authority vide orders dated 04.12.2023 had directed the promoter to seek concurrence of the Town & Country Planning Department regarding change of name of the above three projects to ‘World Trade Centre, Faridabad’. However, the promoter vide letter dated 21.12.2023 informed the DTCP regarding the change in the name of the project from “World Trade Centre’ to ‘RPS Infinia 12th Avenue’.
5. The Authority on 31.01.2024 has decided that promoter be issued show cause notice under Section-63 of RERA Act, 2016 as to why penalty may not be imposed for not complying with the orders of Authority.
6. The promoter vide reply dated 09.02.2024 has submitted that they have informed the DTCP, Haryana regarding the change of name from ‘RPS Infinia’ to World Trade Centre’ on 10.08.2021. However, concurrence of the Town & Country Planning Department has not been submitted.
7. The matter was then considered by the Authority on 08.05.2024 wherein the promoter was directed to submit details of allottees project name wise as well as copy of BBA.
8. The promoter vide reply dated 10.07.2024 had submitted a letter dated 22.05.2024 issued by DTCP, Haryana in which it has been mentioned that application for change of project name from World Trade Centre to RPS Infinia 12th Avenue has been examined and it is informed that such details of projects are not noted in this department rather only license number and details of developer are kept in record of department. Hence, the name change of project is only for information and the department does not give any concurrence to any developer.

The promoter has also submitted the details of allottees of the project as well as copy of BBA dated 20.09.2022 executed with Ms. Kumari Arti Jha.

9. The matter was then considered by the Authority on 24.07.2024 wherein the promoter was again directed to supply complete list of allottees, i.e. name of allottee, flat number,



name of project, etc. No saleable area has been allotted in the name of "RPS Infinia 12 Avenue" then as to why name of project is being changed?

10. The promoter vide reply dated 25.09.2024 had submitted the list of the allottees specifying their names, flat numbers, saleable area, booking dates and name of the project. The promoter has submitted that the remaining /unsold units have been pending for selling thereof since name of the project needs to be changed "RPS Avenue, 12th Avenue". It was submitted that name "RPS Infinia, 12th Avenue" of the project has been become need of the company to sale the remaining/unsold units.

11. The Authority on 09.10.2024 has observed that the promoter has not deposited penalty of ₹3 lacs imposed by Authority on 08.05.2024. Promoter should deposit penalty amount before next date of hearing.

12. Thereafter, since no reply was received from the promoter, the Authority on 04.12.2024 has granted one last opportunity to promoter to deposit penalty amount of ₹3 lacs imposed by Authority on 08.05.2024 failing which penal action will be initiated as per provisions of RERA Act, 2016.

13. The promoter has submitted reply on 23.01.2025. The Authority on 29.01.2025 has decided that reply be examined and report be submitted on next date of hearing

14. The promoter vide reply dated 23.01.2025 has submitted that a penalty of ₹3,00,000/- has been imposed for the name change without prior intimation to the Authority. They clarified that the penalty was imposed following the order dated 08.05.2024 by RERA Panchkula, pertaining to Suo Moto Complaint No. 457/2024. They have already filed an application before RERA Panchkula to recall this order. Since two cases with the same cause of action cannot be pursued simultaneously, no further action should be taken on this matter.

Additionally, the extract of the resolution pertains to the change of the project name, while the imposition of the penalty is a separate issue. Therefore, they requested that to consider previously submitted correspondence regarding the name change and revoke the query mentioned in clause no. 9 of the order dated 24.12.2024, as the matter is already under consideration by the Hon'ble RERA. Panchkula in the Suo Moto Complaint No.457/2024. Further, Suo moto complaint relates to the matter of not adhering to the norms of RERA, Haryana but Agenda matter is a request for obtaining permission of name change of the



project, so they requested to grant permission to change the name of the project. Penalty of Rs.3 lac was imposed in Suo moto complaint on 08.05.2025 and in agenda the promoter was directed to deposit the same.

15. After consideration, the Authority observes that at first instance, the promoter has changed the name of project from 'RPS infinia' to 'World Trade Centre Faridabad without seeking concurrence of DTCP and hence has clearly violated the orders of the Authority. Thereafter, the promoter has again changed the name of the project to 'RPS Infinia 12th Avenue' without the permission of the Authority. Hence, a suo-motu compliant was registered against the developer wherein the Authority vide order dated 08.05.2024 imposed a penalty of Rs.3 lacs. The promoter has yet not paid the said penalty. Therefore, the promoter is first directed to pay the penalty of Rs 3 Lacs imposed by the Authority in Suo motu complaint no. 457-2024 thereafter, the request of the promoter shall be considered.

16. Adjourned to 16.07.2025.



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.

CA (shubham)
Shubham
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