



**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 16.07.2025.**

**Item No. 293.32**

**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 (License no. 73 of 2012 & 141 of 2014).

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

**Present:** Adv. Rupali Shekhar Verma on behalf of the promoter via VC

1. A letter was 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, Karnal 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.

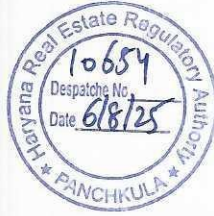
2. In view of above, on 24.01.2024 Authority decided that a suo-motu complaint be registered against the promoter. Authority further decided that audit of project be got conducted from a CA firm empaneled by Authority and a public notice be given in newspapers or inviting objections from general public".




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.
4. On 24.04.2024, Authority directed that the promoter be personally present on the next date of hearing and adjourned the matter on 10.07.2024. 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 29.01.2025, Ld. Counsel submitted that DTCP is considering their request to adjust the unsold inventory.
6. On 09.04.2025, neither anyone appeared on the behalf of the promoter nor has any reply been filed. The Authority decided to give one last opportunity to submit a detailed reply at least 10 days before the next date of hearing.
7. Vide letter dated 09.04.2025, the promoter states that - *In this regard we would like to state that in pursuance of the earlier representation made to the DTCP regarding the payment of the EDC and IDC, the Promoter vide its letter dated 17.12.2024 has requested the DTCP to accept the unsold inventory against the outstanding of EDC in License No. 73 of 2012 & 141 of 2014 being granted to develop a Residential Town-ship located at Sector-35, Karnal, Haryana and further requested to approve the demarcation cum zoning plan with regard to the said project. It is pertinent to state that in furtherance to the request made by the Promoter, the DTCP vide its letter bearing Memo No. Zp-830/JD(SP)/2025/8516 dated 10.03.2025 has approved demarcation cum zoning plan of the said Project with the direction to get the revocation of the licence suspension orders and also directed to get the renewal of the licence.*
8. Promoter requests to close the suo moto complaint as the promoter is diligently taking all the initiatives to get the renewal of the licence and necessary approval as desired.



9. Adv. appearing on behalf of the promoter requested for sometime to assist the Authority since she was unaware about the listing of the matter.
10. Authority decides to adjourned the matter to 06.08.2025.



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 (Monika)