



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 30.07.2025.

Item No. 294.10

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 21.06.2019 valid upto 05.10.2022.

Present: Sh. Kapil Garg, Director alongwith Adv. Karan Kaushal

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 the captioned project. The registration was valid upto 05.10.2022 whereas completion certificate was obtained on 14.03.2023, the promoter was asked to apply for extension of the project from 06.10.2022 to 14.03.2023.

2. The above was heard on 04.12.2023 wherein the Authority observed that promoter was granted registration of 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. Therefore, the 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.

3. In compliance of the above, show cause notice dated 11.03.2024 was issued to the promoter and Suo motu complaint no. 374 of 2024 was initiated which was listed for hearing on 19.02.2024.



4. The matter was considered by the Authority on 22.05.2024, wherein the Authority decided that further sale in project is banned under intimation to the concerned DC/SDM/Tehsildar. The project registration was valid up to 05.10.2022 but the promoter has not applied for extension. Authority further directed 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.
5. In compliance of above order, intimation dated 18.06.2024 was sent to the District Collector Faridabad regarding the ban on further sale in project.
6. The matter was heard by the Authority on 14.08.2024 and 23.10.2024 wherein the matter was adjourned since no reply was received from the promoter. On 11.12.2024, vide item no. 272.14, the Authority had observed that since the promoter has not complied with the orders of Authority dated 04.12.2023 and 22.05.2024, despite granting last opportunity, the 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?
7. In view of the same, show cause notice dated 21.01.2025 was issued but no reply was received till 05.02.2025, the Authority imposed a cost of ₹ 1 Lac upon the promoter for non-appearance of the Director. Further, since no reply was received to the showcase notice dated 21.01.2025, the Authority imposed a penalty of ₹ 2 lacs which should be deposited before the next date of hearing. Authority further directed that MD/ one of the Directors be personally present on the next date of hearing.
8. Since no reply has been received from the promoter, the Authority decides to grant one last opportunity to the promoter to file a reply failing which the request of the promoter shall be rejected.
9. A copy of these proceedings were sent to the promoter through registered post which were returned back with the comments "Addressee left without instructions" and through mail which were delivered on 23.07.2025.
10. No reply has been received from the promoter. Today, Adv. Karan Kaushal appearing on behalf of promoter informed that they will file reply to the observations alongwith



complete set of building plans before the next date of hearing so that fee for increased FAR could be computed.

11. Adjourned to 27.08.2025



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.

STP



LA (Shubham)


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