



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, hrerapk1-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 16.07.2025.

Item No. 293.25

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.

Present: Adv. Vaibhav Deeka on behalf of Adv. Garvit Gupta.

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.
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, 2021 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 & 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 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 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 was not 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.
9. 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.



10. 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?
11. 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.
12. The Authority on 09.10.2024 had 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.
13. Thereafter, since no reply was received from the promoter, the Authority on 04.12.2024 had 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.
14. 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
15. The promoter has submitted reply dated 23.01.2025 requesting not to charge penalty of Rs 3 lacs which was considered by the Authority in its meeting held on 09.04.2025 wherein it was observed 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 ₹ 3 lacs. The promoter has not yet paid the said penalty. Therefore, the promoter is directed to pay the penalty of ₹ 3 Lacs imposed by the Authority in Suo motu complaint no. 457-2024 thereafter, the request of the promoter shall be considered.



16. No reply has been received from the promoter so far.
17. Today, Adv. Vaibhav appearing on behalf of Adv. Garvit Gupta informed that the arguing counsel is not available today due to some health issues therefore he requested to keep this matter along with the other RPS matters.
18. Adjourned to 30.07.2025.



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 (S. Subham)

Subham
Walia
7/8/25