



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 27.08.2025.

Item No. 297.23

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 21.06.20219 valid upto 05.10.2022.

Present: Adv. Karan Kaushal on behalf of promoter.

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, therefore 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 show cause 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. On the last date of hearing i.e., 30.07.2025, Adv. Karan Kaushal appearing on behalf of promoter informed that they will file reply to the observations along with complete set of building plans before the next date of hearing so that fee for increased FAR could be computed.



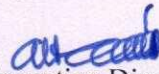
11. Thereafter, vide replies dated 29.07.2025 and 06.08.2025, the promoter has deposited amounts of ₹6,28,297/- and ₹8,36,594/-. The photocopies of revised building plans of commercial area with increased FAR along with occupation certificate have been enclosed. They submitted that none of the units in the said project have been sold and there is no third-party rights created with anyone. A penalty of ₹ 2,00,000/- was imposed on the applicant for not submitting a reply to the show cause notice dated 21.01.2025. They informed that the Completion Certificate (CC) and Occupancy Certificate (OC) have been duly obtained, and the project has been completed in accordance with the sanctioned plans. Due to certain genuine and unforeseen reasons, the applicant was unable to submit a timely reply to the show cause notice. However, the applicant wishes to clarify that there was no intention whatsoever to disregard or avoid compliance with the directions of the Authority. The applicant remains fully committed to cooperating with the Authority, and therefore humbly request reconsideration of the penalty. Further, on 05.02.2025 the Authority had imposed a cost of 1 lac for non-appearance of the Director. In light of the above circumstances and the fact that the non-appearance was due to genuine miscommunication beyond the control of the applicant, it is humbly requested that the cost imposed be reconsidered and waived in the interest of justice and fairness.

12. After considering the revised building plans, the total registration fee for increased FAR works out to ₹12,00,837/-, however, the promoter at the time of registration had paid ₹4,20,000/- as registration fee. Therefore, the deficit fee of ₹ 7,80,837/-, cost of ₹ 1 lac for non-appearance of the Director and penalty of ₹ 2 lacs for not replying to the show cause notice can be adjusted towards the above amounts submitted by the promoter vide reply dated 29.07.2025. Further, since completion certificate has been received by the promoter on 14.03.2023, therefore, the promoter is directed to apply for extension for the gap period. The Authority further directs the promoter to submit by way of an affidavit that when did he advertise the additional FAR of the project and when did he book the same?

13. Adjourned to 26.11.2025.

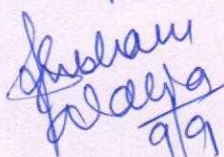


True copy


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 Shustam)

9/9