



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 27.08.2025.

Item No. 297.07

Continuation of registration for fourth u/s 7(3).

Promoter: Choice Real Estate Developers Pvt. Ltd.

Project: 'Vipul Pratham Apartments'- a Group Housing Colony on land measuring 6.369 acres forming part of the group housing colony measuring 9.60 acres in Sector-10A, Bawal, Rewari, Haryana.

Reg. No.: HRERA-PKL-RWR-38-2018 dated 20.08.2018 valid uptill 31.03.2020, first extension granted uptill 31.03.2021, second extension granted uptill 31.12.2022 and third extension granted upto 31.12.2023.

License no. 40 of 2007 dated 25.08.2022 has been renewed upto 22.01.2026.

Present: Adv. Tarun Ranga and Sh. Kaustiv Saha on behalf of promoter

1. The promoter had applied for 4th extension on 22.10.2024.
2. On 18.12.25, Authority decided to appoint Ld. CTP as local Commissioner. Extension of 5th year has also become due. Hence, promoter should apply extension for 5th year and also deposit late fee and penalty as per resolution of Authority dated 07.08.2024. Project Section is directed to convey the computation of late fee and penalty. The promoter was conveyed about the computation of late fee of ₹ 85,916/- via call on 11.02.25.
3. Ld. CTP visited the site on 20th Dec and 30th Dec, 24. The Report is as follows:
"If the promoter is serious in completing the project, Type A Block-I could be completed within the next 6 months and the remaining blocks and Sewerage Treatment Plant with in the next one year. Photographs of the project i.e. Block I



(Annexure A), Block 2 (Annexure B), Block 3 & 4 (Annexure C) and EWS Block (Annexure D) and STP (Annexure E) are enclosed.

It is also mentioned here that out of total 253 general category units and 129 EWS and Service Personnel units, 52 are still unsold."

4. On 19.02.2025, after considering the LC report, the Authority decided that the promoter, Sh.Puneet Beriwal, be personally present on the next date of hearing. The promoter should submit a progress report of the 1st quarter of 2025 latest by 30th April 2025 along with photographs and relevant certificates. Further, the promoter should submit an affidavit stating that they will complete the project by November, 2025, failing which penalty amounting to 1% of the cost of the project shall be imposed.

5. Vide letter dated 19.02.2025, the promoter has submitted ₹ 85,916/- as late fee and penalty. Vide letter dated 26.03.2025, the promoter has submitted *Quarterly report of physical and financial for quarter ending 31.12.2024* which is reproduced below:

| Description | Progress as on 30.09.2024 (in cr.) | Progress During the current quarter | Cumulative progress as on 31.12.2024 |
|---|------------------------------------|-------------------------------------|--------------------------------------|
| Details of amount received from sale of flats | 38.76 | NIL | 38.76 |
| Details of amount kept in separate account with ref. to 70% | 2.63 | NIL | 2.63 |

Status as on 31.12.2024 for internal and external development works in respect of the entire registered phase:

| | |
|--|-----|
| Internal roads and footpaths | 5% |
| Sewerage (Chamber, lines) | 1% |
| Storm Water drains | 2% |
| Landscaping & Tree planting | 0% |
| Building block | 70% |
| Boundary wall/gate | 80% |
| Treatment and disposal of sewerage and sullage water | 2% |
| Water supply (domestic) | 30% |
| External electrification/lighting | 10% |

6. Reply regarding order dated 19.02.2025 not submitted.

7. The matter was heard by the Authority on 07.05.2025, in Item No. 286.17, in which Authority observed that :

"7. Today, director of the company, Sh. Puneet Beriwal appeared via VC and requested the Authority to waive of his physical presence as he is currently not in



India. He informed that due to financial crunch, work at site is stopped but they are trying to complete the project in time.

8. The Authority decides that the promoter should reply to the orders dated 19.02.2025 and file an Affidavit stating that they will complete the said project by Nov, 2025. Further, the promoter is directed to submit bank statements of the escrow account duly certified by CA (from the date promoter started receiving payment from allottees till date), atleast 15 days, before the next date of hearing. The promoter has also submitted a letter dated 05.05.2025, the office is directed to examine the same and place it before the Authority on the next date of hearing.

9. Adjourned to 16.07.2025."

8. Vide letter dated 05.05.2025, the promoter has submitted *Quarterly report of physical and financial for quarter ending 31.03.2025* which is reproduced below:

| Description | Progress as on 31.12.2024 (in cr.) | Progress During the current quarter | Cumulative progress as on 31.03.2025 |
|---|------------------------------------|-------------------------------------|--------------------------------------|
| Details of amount received from sale of flats | 38.76 | NIL | 38.76 |
| Details of amount kept in separate account with ref. to 70% | 2.63 | NIL | 2.63 |

Status as on 31.03.2025 for internal and external development works in respect of the entire registered phase:

| | |
|--|-----|
| Internal roads and footpaths | 5% |
| Sewerage (Chamber, lines) | 1% |
| Storm Water drains | 2% |
| Landscaping & Tree planting | 0% |
| Building block | 70% |
| Boundary wall/gate | 80% |
| Treatment and disposal of sewerage and sullage water | 2% |
| Water supply (domestic) | 30% |
| External electrification/lighting | 10% |
| Site Photographs are also annexed. | |

9. Reply regarding order dated 19.02.2025 not submitted.
10. The matter was last heard by the Authority on 16.07.2025, in Item No. 293.07, in which Authority observed that:

"11. Today, Adv. Tarun Ranga appeared on behalf of the promoter and sought some more time to file reply. Authority grants one last opportunity to file reply to the orders dated 19.02.2025 and also file an Affidavit stating that they will complete the said project, Sh. Punit Beriwal, MD also submitted that project will be completed by March, 2026. Further, the promoter is directed to submit bank statements of the escrow account duly certified by CA (from the date promoter started receiving payment from allottees till date), made atleast some 15 days, before the next date of hearing. Promoter also appeared through VC and submission.



12. Adjourned to 27.08.2025."

11. On 28.07.2025, the promoter has submitted Quarterly Report of physical and financial for quarter ending 30.06.2025 duly certified by Chartered Accountant and Architect & Engineer Certificate and same is reproduced below:

| Description | Progress as on 31.03.2025 (in cr.) | Progress During the current quarter | Cumulative progress as on 30.06.2025 |
|---|------------------------------------|-------------------------------------|--------------------------------------|
| Details of amount received from sale of flats | 38.76 | 1.38 | 38.76 |
| Details of amount kept in separate account with ref. to 70% | 2.63 | NIL | 2.63 |

Status as on 31.12.2025 for internal and external development works in respect of the entire registered phase:

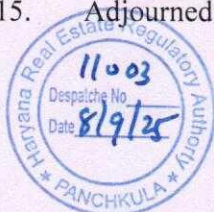
| | |
|--|-----|
| Internal roads and footpaths | 5% |
| Sewerage (Chamber, lines) | 1% |
| Storm water drains | 2% |
| Landscaping & Tree planting | 0% |
| Building block | 70% |
| Boundary wall/gate | 80% |
| Treatment and disposal of sewerage and sullage water | 2% |
| Water supply (domestic) | 30% |
| External electrification/lighting | 10% |

12. However, no reply regarding order dated 19.02.2025 has been submitted by the promoter till date.

13. Today, Adv. Tarun Ranga appeared and submitted that Sh. Puneet Beriwal (MD of company) could not be personally present before the Authority due to his medical emergency and the reply regarding order dated 19.02.2025 has been filed in the registry of the Authority.

14. A reply has been received on 27.08.2025, the Authority directs the office to examine the same and put up before the Authority on the next date of hearing.

15. Adjourned to 10.09.2025



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 Tushar)

Tushar