



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 28.01.2026.

Item No. 311.53

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 Verma counsel for the promoter.

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 had 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 had 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 had requested that a Suo-motu cognizance of violation be taken and penal action against the defaulting promoter be initiated.

2. 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 empanelled by Authority and a public notice be given in newspapers or inviting objections from general public".



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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 was kept in abeyance and the information regarding abeyance of the project was conveyed to the DTCP 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 to 10.07.2024. Vide letter dated 10.07.2024, the promoter had submitted a reply which was placed before the Authority on 24.07.2024 and counsel informed that suspension of license will be decided shortly by DTCP and the matter was adjourned.

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 behalf of the promoter nor any reply 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 stated 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.*

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.

8. Adv. appearing on behalf of the promoter requested for some time to assist the Authority since she was unaware about the listing of the matter. Authority decided to adjourn the matter to 06.08.2025.

9. Ld. Counsel on 06.08.2025 informed that the promoter has surrendered licensed land to pay the pending dues of EDC and that the license has not yet been renewed. Authority



decides to adjourn the matter to 29.10.2025 and directed the promoter to submit status of renewal of license a week before the next date of hearing.

10. On 29.10.2025, Adv. Rupali Verma appearing on behalf of the promoter submitted that the renewal of licence is yet to be received from the Directorate of Town and Country Planning. It is pertinent to mention that the registration of the said project lapsed on 31st December, 2023. Since substantial period has lapsed since the date of receipt of letter dated 15.01.2024 from DTCP therefore, in view of the facts and circumstances of the case, the Authority directed the office to see current status of the project from DTCP. After the said information is received, a show cause notice shall be issued to the promoter requiring an explanation as to why the Registration Certificate No. HRERA-PKL-KRL270-2021 dated 12.10.2021 should not be revoked. The promoter is directed to submit a written reply to the Show Cause Notice at least one week prior to the next date of hearing.

11. It is pertinent to mention that, as no update regarding the status of the project has been received from DTCP or the Promoter, a show cause notice could not be issued.

12. Today counsel for the promoter apprised the Authority that the license from DTCP is yet to be renewed. Considering the facts and circumstances of the present case, the matter is adjourned to 25.02.2026.

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


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24/2/26
(4:30 pm)