



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 01.07.2026.

Item No. 324.18

Compliance of the orders of the Authority dated 23.04.2025.

Promoter: S3 Infrabuild LLP.

Project: "Green Avenue" – An Affordable Group Housing Colony on land measuring 5.31875 acres situated in the revenue estate of village Kheri Kalan, Sector-85, Faridabad, Haryana.

Reg. No.: HRERA-PKL-FBD-204-2020 dated 24.06.2020 valid upto 25.04.2024. Covid extension granted upto 25.10.2024. First Extension u/S-6 granted upto 25.04.2025.

Temp ID: RERA-PKL-814-2020.

1. S3 Infrabuild LLP vide letter dated 09.05.2024 has requested for extension of the captioned project. On 11.12.2024, it was observed as follows:

"8. Mr. Ankur Aggarwal, AR stated that he will file an affidavit to the effect that project will be completed by April 2025.

9. After consideration, Authority decided to grant extension of one year under Section-6 of RERA Act, 2016 subject to confirmation of fee deposited. Promoter should fully comply with the orders of Authority dated 22.05.2024 before next date of hearing."

2. In compliance of above order, extension certificate (upto 25.04.2025) has been uploaded on the website of the Authority.

3. On 23.04.2025, the Authority granted last opportunity to the promoter to submit 2/3rd consent of the allottees (revision of Building Plans) failing which show cause notice under Section-63 of RERA Act, 2016 shall be issued. The Promoter was also directed to upload QPRs upto 31.03.2025. Since, the Promoter has filed an affidavit that the project shall be completed by April 2025; the promoter should file an affidavit informing the status of the project.



4. On 30.07.2025, the Authority decided to grant last opportunity to the promoter to comply with the directions of the Authority failing which penalty proceedings shall be initiated against the promoter under RERA, Act 2016.
5. On 08.10.2025, no one appeared on the behalf of the promoter. The Authority directs the office to initiate penalty proceedings against the promoter under RERA, Act, 2016. The office is also directed to send a copy of these orders to the promoter through registered post and email.
6. In compliance of the aforesaid, a copy of the orders were sent to the promoter through e-mail on 30.10.2025 and via registered post on 30.10.2025, which was successfully delivered on 03.11.2025 and Show Cause Notice under Section 35 r/w Section 63 of RERA Act, 2016 sent to the promoter through e-mail on 08.01.2026 and via registered post on 09.01.2026.
7. On 14.01.2026, the Authority granted the promoter a final opportunity to submit a formal response to the Show Cause Notice issued under Section 35, read with Section 63 of the Real Estate (Regulation and Development) Act, 2016.
8. On 01.04.2026, the Authority observed that despite several opportunities and show cause notice under Section 35 read with Section 63 of the Real Estate (Regulation and Development) Act, 2016 the promoter did not comply with the directions of the Authority. Therefore, the Authority decided to impose a penalty of ₹ 2 Lacs. The Promoter is directed to deposit the said penalty before the next date of hearing and submit 2/3rd consent of allottees regarding revision of building plans.
9. Today, neither anyone appeared nor any reply filed by the Promoter. The Authority observes that the Promoter is not complying with the directions of the Authority despite granting several opportunities. There is persistent non-compliance on the part of the Promoter. The Authority observes that the registration of the project is also not valid as on date. Therefore, the Authority decided that show cause under Section-7(2) of the Real Estate (Regulation & Development) Act, 2016 be issued as to why the registration of the project be not revoked.
10. Adjourned to **09.09.2026**



True copy

Secretary (Acting),
HRERA, Panchkula

A copy of the above is forwarded to Advisor, HRERA Panchkula, for information and taking further action in the matter.

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