



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 16.09.2026.

Item No. 332.41

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.: IIRERA-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 25.10.2025.

Temp ID: RERA-PKL-814-2020.

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

"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 25.10.2025) was 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 involved) failing which show cause 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 the last opportunity to the promoter to comply with the directions of the Authority failing which penalty proceedings shall be initiated against the promoter under RERD, Act 2016.

5. On 08.10.2025, no one appeared on the behalf of the promoter. The Authority directed the office to initiate penalty proceedings against the promoter under RERD Act, 2016. The office was also directed to send a copy of these orders to the promoter through registered post and email.

6. In compliance of the aforesaid, copies 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. A Show Cause Notice under Section 35 r/w Section 63 of RERA Act, 2016 was 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, no reply is received. Therefore, the Authority decided to impose a penalty of ₹ 2 Laacs for not complying with the directions of the Authority. The Promoter was 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. On the last date of hearing, i.e., 01.07.2026, neither anyone appeared nor any reply filed by the Promoter. The Authority observed 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 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. In compliance of the above, show cause notice dated 26.08.2026, as to why the registration of the project be not revoked has been issued to the promoter and delivered via registered post on 03.09.2026 and via email on 26.08.2026.



11. Today, the Authority observes that neither anyone appeared nor any reply has been filed. The Promoter was directed to submit reply to the show cause notice within 30 days of issuance of the notice. The period of 30 days has not lapsed as on date. Taking this fact into consideration, the Authority decides to adjourn the matter by giving an opportunity to submit reply before the next date of hearing failing which the registration of the project shall be revoked. The office is directed to send a copy of this order at the registered address of the promoter and through email also.

12. Adjourned to 11.11.2026.



True copy

Secretary (Acting),
HRERA, Panchkula

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

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