**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 14.10.2026.**

**Item No. 335.29**

**Application for cancellation of license dated 08.06.2020.**

**Promoter:** **Berkeley Automobiles Limited.**

**Project:** **"Berkeley Pinjore Heights"- an Affordable Residential Group Housing Colony under PMAY on land measuring 2.125 acres situated in the revenue estate of village Dharampur, Pinjore and limits of municipal corporation, Panchkula.**

**Reg. No.:** **HRERA-PKL-PKL-392-2023 Dated 17.01.2023 valid upto 31.12.2024.**

**Temp ID:** **1172-2022.**

**Present:** **Adv. Kamal Dahiya on behalf of promoter.**

1. The promoter vide letter dated 27.11.2025 has submitted an order dated 11.11.2025 passed by Hon'ble Haryana Real Estate Appellate Tribunal in Appeal No. 230 of 2025 and to list the matter for hearing on 02.12.2025, in compliance thereof.

2. The matter pertains to the applicant's request concerning renewal/extension of Registration Certificate No. 392 of 2023 dated 17.01.2023, valid upto 31.12.2024, which was earlier disposed of by the Authority vide order dated 08.01.2025, which is reproduced as under:

> 1. *A letter has been received from the promoter on 13.12.2024 stating that clause no. 1 (v) of the original policy -"Affordable Housing Policy under Housing for all-2018 for core area" dated 26.06.2018 has been substituted vide Haryana Government Gazette (extraordinary notification no. 118-2024/Ext. Chandigarh dated 05.08.2024 with the following-*
> *"Renewal of License: A license granted under this policy may be renewed beyond of period of 4 years from the date of commencement of project on payment of renewal fees at the rate of license fee prescribed for residential plotted colonies".*
> 2. *In view of the above notification dated 05.08.2024, the promoter has requested for renewal of registration certificate no. 392 of 2023 dated 17.01.2023 as per the*

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*terms of the amended policy. The validity of registration is not affected by the policy relating to the renewal of license and therefore, the date of validity of registration shall remain the same, i.e., 31.12.2024.*

3. *After consideration, Authority decided that promoter should apply for extension of project in REP-V proforma.*

3. The Applicant preferred Appeal No. 230 of 2025 before the Hon'ble Haryana Real Estate Appellate Tribunal challenging the said order.

4. That the Hon'ble Tribunal, after hearing the matter, was pleased to pass order dated 11.11.2025 whereby the order of the Authority dated 08.01.2025 has been set aside and the matter has been remitted back to the Authority for fresh decision after affording an opportunity of hearing to the Applicant. The Hon'ble Tribunal further directed the Applicant to appear before the Hon'ble Authority on 02.12.2025 and directed the matter be decided expeditiously, within six weeks from the uploading of the order. The relevant part of the order dated 11.11.2025 is reproduced as under;

*"4. Mr. Dahiya submits that upon perusal of the order, it appears that the same has been passed by the Executive Director of the Authority, in whom no power is vested to pass an order of this nature. There is nothing to indicate any independent application of mind by the Authority. Besides, the order is cryptic and nonspeaking in nature.*

*5. As per Mr. Dahiya, no opportunity of hearing was afforded to the appellant-company before the order was passed despite an application dated 05.09.2024 moved by the appellant company wherein prayer was made to consider the stand taken by it.*

*6. We have heard learned counsel for the appellant and given careful thought to the facts of the case.*

*7. The Authority has chosen not to appear before this Bench despite service; nor a reply has been filed on its behalf. A perusal of the order shows that the same is cryptic in nature and does not deal in detail with the issues raised by the appellant in its application. There is nothing on record to show that any opportunity of hearing was afforded to the appellant-company. Law is well-settled on this issue that principles of natural justice are to be read in every statute. Thus, any order passed without affording any opportunity of hearing to the affected party would be vitiated.*

*8. Under these circumstances, the order under challenge is set aside and the matter is remitted to the Authority for decision afresh after affording opportunity of hearing to the appellant company.*

*9. Appeal is allowed in these terms.*

*10. Appellant-company is directed to appear before the Authority on 02.12.2025.*

*11. Needless to observe that in view of the delay already occasioned, the Authority would make an endeavour to decide the matter as expeditiously as possible, in any case not later than six weeks from the uploading of this order."*

5. However, at Sr. No. 5, Ld. Counsel submitted before the Hon'ble Tribunal that no opportunity of hearing had been afforded to the appellant-company in respect of the application dated 05.09.2024 filed by the appellant-company before the Authority.

Haryana Real Estate Regulatory Authority ★ Panchkula ★

6. In fact, the letter dated 05.09.2024 had already been considered by the Authority in its meeting held on 09.10.2024, vide Agenda Item No. 266.13, and the same had been disposed of. It was also decided that promoter will have to complete the project as per declared date and (as) specified in the RERA registration certificate. The promoter is bound to deliver the possession of flat/ apartment as per the date specified in the BBA. Thus, request of promoter to extend the completion date of the project cannot be considered and is hereby rejected.

7. On 10.12.2025, since no one appeared and no reply was filed, the Authority decided to grant one more opportunity to the promoter.

8. On 24.12.2025, Adv. Navneet appeared on behalf of the promoter and requested for a short adjournment. The Authority, after consideration, decided to adjourn the matter.

9. On 14.01.2026, Adv. Kamal Dhaiya submitted a copy of application for cancellation of License dated 08.06.2020 for Affordable Residential Group Housing (PMAY) at Village Dharampur, Pinjore, District Panchkula to the Director General, Urban Local Bodies. The Authority, after consideration, directed the promoter to submit a copy of the order of the Director, Urban Local Bodies, Haryana relating to the cancellation of license.

10. Neither on 01.04.2026 nor today, reply has been filed by the promoter.

11. The Authority on 24.06.2026 granted one last opportunity to submit reply before the next date of hearing. Counsel Adv. Kamal Dahiya be informed accordingly through email. Vide email dated 27.07.2026, counsel was informed about the above proceedings.

12. On the last date of hearing i.e., 26.08.2026, neither anyone appeared nor any reply has been filed. Taking note of the same, the Authority directed to send a copy of this order to the promoter through mail and registered post and granted them the last opportunity to file reply.

13. Vide letter dated 25.09.2026, sent through post which was delivered on 30.09.2026. Through mail, delivered on 25.09.2026.

14. Today, Adv. Kamal Dahiya appearing on behalf of promoter requested for a short accommodation to submit orders of the Director, Urban Local Bodies, Haryana regarding cancellation of license.

15. Accepting the request of counsel, adjourned to **09.12.2026**.

Haryana Real Estate Regulatory Authority
Despatch No 3029
Date 4/11/26
PANCHKULA

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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