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 30.09.2026.

Item No. 333.44

Submission of occupation and completion certificate.

Promoter: **Pebble Downtown India Pvt. Ltd.**

Project: **"Downtown Faridabad" a commercial colony on land measuring 1.725 acres in Sector-12 Faridabad.**

Reg. No.: **HRERA-PKL-FBD-124-2019 dated 21.06.20219 valid upto 05.10.2022.**

1. Pebble Downtown India Pvt. Ltd. vide letter dated 29.11.2023 has submitted occupation certificate dated 14.03.2022 and completion certificate dated 14.03.2023 for the captioned project. The registration was valid upto 05.10.2022 whereas completion certificate was obtained on 14.03.2023, the promoter was asked to apply for extension of the project from 06.10.2022 to 14.03.2023.

2. The above case was listed on 04.12.2023, wherein the Authority observed that promoter was granted registration of 1.725 acres of commercial colony in Sector -12, Faridabad with an undertaking that he shall deposit the fee for the increased FAR. The promoter has neither submitted the increased fee nor the revised building plans. Therefore, the Authority decided that promoter should be issued show cause notice under Section-63 of RERA Act, 2016 for not complying with the orders of the Authority.

3. In compliance of the above, show cause notice dated 11.03.2024 was issued to the promoter and Suo motu complaint no. 374 of 2024 was initiated which is also listed for hearing today.

4. The matter was considered by the Authority on 22.05.2024, wherein the Authority decided that further sale in project should be banned under intimation to the concerned DC/SDM/Tehsildar. The project registration was valid up to 05.10.2022 but the promoter has

not applied for extension. Authority further directed that Managing Director/one of the Directors be personally present on next date of hearing along with details of sold units, name and address of allottees, date of allotment, consideration money etc and details of unsold units.

5. In compliance of above order, intimation dated 18.06.2024 was sent to the District Collector Faridabad regarding the ban on further sale in project.

6. The matter was heard by the Authority on 14.08.2024 and 23.10.2024 wherein the matter was adjourned since no reply was received from the promoter. On 11.12.2024, (vide item no. 272.14), the Authority observed that since the promoter has not complied with the orders of Authority dated 04.12.2023 and 22.05.2024, despite granting last opportunity, the promoter be issued show cause notice under Section-35 read with Section 63 of RERA Act, 2016 as to why penalty up to 5% of cost of project may not be imposed?

7. In view of the same, show cause notice dated 21.01.2025 was issued but no reply was received till 05.02.2025, therefore the Authority imposed a cost of ₹ 1 Lac upon the promoter for non-appearance of the Director. Further, since no reply was received to the show cause notice dated 21.01.2025, the Authority imposed a penalty of ₹ 2 lacs which had to be deposited before the next date of hearing. Authority further directed that MD/ one of the Directors be personally present on the next date of hearing.

8. Since no reply was received from the promoter till the Authority on decided to grant one last opportunity to the promoter to file reply failing which the request of the promoter shall be rejected.

9. A copy of these proceedings were sent to the promoter through registered post which were returned back with the comments "Addressee left without instructions" and through mail which were delivered on 23.07.2025.

10. On 30.07.2025, Adv. Karan Kaushal appearing on behalf of promoter informed that they will file reply to the observations along with complete set of building plans before the next date of hearing so that fee for increased FAR could be computed.

11. Thereafter, vide replies dated 29.07.2025 and 06.08.2025, the promoter had deposited amounts of ₹6,28,297/- and ₹8,36,594/-. The photocopies of revised building plans of commercial area with increased FAR along with occupation certificate were enclosed. The promoter submitted that none of the units in the said project have been sold and there is no third-party rights created with anyone. A penalty of ₹ 2,00,000/- was imposed on the applicant for not submitting a reply to the show cause notice dated 21.01.2025. They informed that the Completion Certificate (CC) and Occupancy Certificate (OC) have been

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duly obtained and the project has been completed in accordance with the sanctioned plans. Due to certain genuine and unforeseen reasons, the applicant was unable to submit a timely reply to the show cause notice. However, the applicant wishes to clarify that there was no intention whatsoever to disregard or avoid compliance with the directions of the Authority. The applicant remains fully committed to cooperating with the Authority, and therefore humbly request reconsideration of the penalty. Further, on 05.02.2025, the Authority had imposed a cost of 1 lac for non-appearance of the Director. In light of the above circumstances and the fact that the non-appearance was due to genuine miscommunication beyond the control of the applicant, it is humbly requested that the cost imposed be reconsidered and waived in the interest of justice and fairness.

12. The Authority on 27.08.2025, after considering the revised building plans was of the view that the total registration fee for increased FAR works out to ₹12,00,837/-, however, the promoter at the time of registration had paid ₹4,20,000/- as registration fee. Therefore, the deficit fee of ₹ 7,80,837/-, cost of ₹ 1 lac for non-appearance of the Director and penalty of ₹ 2 lacs for not replying to the show cause notice is adjusted towards the above amounts submitted by the promoter vide reply dated 29.07.2025. Further, since completion certificate has been received by the promoter on 14.03.2023, therefore, the promoter was directed to apply for extension for the gap period. The Authority further directed the promoter to submit by way of an affidavit that when did he advertise the additional FAR of the project and when did he book the same?

13. On 26.11.2025, no reply was received from the promoter on the observations of the Authority dated 27.08.2025. However, Adv Nitesh Dalal appearing on behalf of promoter informed that they have filed an application for seeking adjournment since the promoter is unwell and therefore unable to assist the Authority. The promoter was directed to appear before the Authority on the next date of hearing and reply to the observations dated 27.08.2025 a week before the next date of hearing.

14. On 11.02.2026, Sh. Kapil Garg, Director of the company appeared alongwith Adv. Karan Kaushal whereby they requested the Authority to re-compute the fee and refund the excess amount (if any). Adv. Karan Kaushal had contacted the office after the meeting, and fee calculation was explained to him it was also conveyed that the registration fee computed by the office is in order. Further, the promoter was directed to deposit the penalty of ₹ 5 Lacs imposed in suo motu complaint no. 374 of 2024 and comply with the orders of the Authority dated 27.08.2025 and submit by way of an affidavit that when did he advertise the additional FAR of the project and when did he book the same?

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15. On 29.04.2026, Adv. Nitesh Dalal appearing on behalf of promoter informed that CWP No. 12960 of 2026 has been filed in the Hon'ble High Court which is listed for hearing today. However, the latest affidavit that when did he advertise the additional FAR of the project and when did he book the same, has still not been submitted by the promoter. The Authority therefore directed the promoter to show cause as to why penalty of ₹ 2 lakhs under Section 63 of the RERD Act, 2016 be not imposed for not complying with the orders of the Authority

16. On 15.07.2026, neither anyone appeared on behalf of the Promoter nor any reply filed. The Promoter has not submitted the latest affidavit that when did he advertise the additional FAR of the project and when did he book the same, the office has informed that CWD 12960 of 2026 was last placed in the hon'ble high court on 20.05.2026 and following order has been passed:

> *"Counsel for the petitioner has asserted that annexure P3 as well as show-cause notice dated 11.03.2024, which finds mention in order dated 22.05.2024 were never despatched to the petitioner*
> *Issue notice of motion to respondents.*
> *Notice regarding stay as well.*
> *On asking of court, Mr. Deepak Bhardwaj, Addl A.G. Haryana, accepts notice on behalf of respondents. He requests for deferment to file response.*
> *List on 15.07.2026.*

17. On 15.07.2026, in view of the orders passed by the Hon'ble High court on 20.05.2026.The Authority decided to adjourn the matter to a longer date i.e. 30.09.2026. It was also noticed that CWP 12960-2026 is listed before hon'ble High court today i.e. 15.07.2026. The office was directed to appraise the Authority regarding orders passed by Hon'ble High court on 15.07.2026 on the next date of hearing.

18. As per records available on the website of the Hon'ble High Court of Punjab & Haryana, it is noticed that the said CWP 12960-2026 could not be taken up on 15.07.2026 and is now listed for hearing on 28.10.2026.

19. Today, in view of the above, the Authority decided to adjourn the matter to 25.11.2026 and directs the office to appraise the Authority regarding the latest order of the Hon'ble High Court on the next date of hearing.

20. Adjourned to **25.11.2026.**

Haryana Real Estate Regulatory Authority
Despatch No. 2834
Date 19/10/26
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.

LA – Kakkad (on leave)
STP

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