



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 01.05.2024.

Item No. 254.13

Submission of occupation and completion certificate for project.

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 21.06.2019 valid upto 05.10.2022.

1. M/s 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 project "Downtown Faridabad" a commercial colony on land measuring 1.725 acres in Sector-12 Faridabad registered vide Registration No. HRERA-PKL-FBD-124-2019 dated 21.06.2019 valid upto 05.10.2022.

2. The promoter has submitted that the development and construction of the project has been completed in all respects and completion certificate has been received from DTCP, therefore promoter may be granted leave from the compliance of Section 4(2)(1)(D) and Section 11(1) of the Act and other applicable compliances.

3. The promoter has filed QPR upto 31.03.2022.

4. The registration was valid upto 05.10.2022 whereas completion certificate has been obtained on 14.03.2023, the promoter may be asked to file for extension of the project from 06.10.2022 to 14.03.2023.

5. The matter was last heard on 04.12.2023 wherein following was observed:



"4. Authority observes that promoter was granted registration on 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.

5. After consideration, 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."

6. In compliance of the above order, show cause notice dated 11.03.2024 was issued to the promoter and suo motu complaint no. 374 of 2024 was initiated which is listed for hearing on 22.05.2024.

7. The promoter has not submitted any reply till date.

8. The FAR registered by the Authority in June 2019 was 20762.432 Sq. Mtr. & the promoter had deposited fee of Rs.4,20,000/-. The Promoter is yet to deposit the balance registration fee of Rs.8,36,594/- and extension fee Rs.6,28,297/- for seeking extension from 06.10.2022 to 14.03.2023.

9. The Promoter has yet to submit the revised building plans of commercial area with increased FAR. The promoter also did not get registered his revised FAR- and must have sold the same without getting it registered.

10. As the orders of Authority dated 04.12.2023 have not been complied with by promoter, Authority decided that further sale in project is banned under intimation to the concerned DC/ SDM/ Tehsildar. The project registered was valid up to 05.10.2022 and promoter has not applied for extension. Authority further decided 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.

11. Adjourned to 14.08.2024.



True copy

[Handwritten signature]

Executive Director,
HRERA, Panchkula

[Handwritten signature]
28/5/24.

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

CA / Ashima