



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 10.07.2024.

Item No. 259.23

Violations committed by the Promoter.

Promoter: Parsvanath Developers Limited.

Project: "Parsavnath City Karnal" a Residential Plotted Colony on land measuring 81.136 acres situated in Sector 35, Karnal (License no. 73 of 2012 & 141 of 2014).

Reg. No.: HRERA-PKL-KRL-270-2021 dated 12.10.2021 valid upto 31.12.2023.

Present: Ms. Rupal S. Verma, Ld. Advocate and Sh. Parnay Malhotra.

1. A letter has been received on 15.01.2024 from Director, Town & Country Planning against the promoter "Parsvanath Developers Ltd." The developer got license no. 73 of 2012 & 141 of 2014 for developing Residential plotted colony on land measuring 81.136 acres situated in sector 35, Karnal. DTP, Karnal received various complaints from general public against the irregularities committed by the developer. DTP has restrained the developer company to execute any kind of sale purchase agreement, sale/lease deed, to give possession certificate or any kind of approval required to create third party rights or to construct new houses in the colony. DTCP has suspended the above sited licenses immediately due to non-compliance of terms and conditions of bilateral agreement executed at the time of grant of license as well conditions of license. DTCP has requested that a Suo-motu cognizance of violation be taken and penal action against the defaulting promoter be initiated.

2. In view of above, on 24.01.2024 Authority had passed the following orders:

"After consideration, Authority decided that a suo-motu complaint be registered against the promoter. Authority further decided that audit of project be got conducted from a CA firm empaneled by Authority and a public notice be given in newspapers or inviting objections from general public".



3. In compliance of the orders of the Authority, a suo-motu compliant no. 423 of 2024 was registered against the promoter which was last heard on 24.04.2024 in which the Authority decided "registration of project be kept in abeyance as license of the promoter has been suspended by the DTCP. The promoter is also directed not to sell any unsold inventory or create any third-party rights in the project." On 15.05.2024, the above said registration was kept in Abeyance and the information regarding Abeyance of the project was conveyed to the DTCP as well vide letter dated 27.05.2024. The suo-motu complaint is listed for hearing on 24.07.2024

4. On 24.04.2024, no reply was received from the promoter. Therefore, Authority directed that the promoter be personally present on the next date of hearing. And adjourned the matter to 10.07.2024.

5. The project registration has now been kept in Abeyance as per the orders of the Authority in the Suo-Motu Complaint registered against the Promoter. Hence orders of the Authority dated 24.01.2024 be amended regarding Audit of the project and publishing of public notice. The matter is listed for hearing on 10.07.2024.

6. On the request of Ld. Advocate, matter was adjourned to 24.07.2024.



True copy

Executive Director,
HRERA, Panchkula

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

CA (Kakul)