HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1960 of 2022

HRERA, Panchkula ...COMPLAINANT

VERSUS

Mapsko Builders Pvt Ltd. ....RESPONDENT

CORAM:	**Parneet S Sachdev**	**Chairman**
	Dr. Geeta Rathee Singh	**Member**
	Chander Shekhar	**Member**

Date of Hearing: 12.11.2025.

Hearing: 13th

Present: Adv. Sumesh Malhotra through video conferencing.

ORDER (Parneet S Sachdev-Chairman)

The matter was taken up by the Authority on 05.02.2025 wherein, Adv. Sumesh Malhotra appearing on behalf of respondent informed that they are filing appeal against the order passed by the Authority regarding imposition of penalty of ₹16.20 Lakhs. Taking note of the above, the Authority on 23.04.2025 had decided that this Suo motu complaint be disposed of and matter may be sent to the Execution Branch

for recovery of amount as per law. Meanwhile, the Hon'ble High Court in CWP No. 14937 of 2024 titled as "M/s Vatika Ltd. versus Union of India and Others" dated 24.04.2025, has quashed notification no.50/15/2024-5S (1) dated 11.05.2024, vide which powers to execute order of Hon'ble Authority were delegated to the Adjudicating Officer by the Competent Authority while exercising powers under Section 81 of the Act, 2016, and therefore the Execution Branch has no authority to pass any constructive order with regard to executions. In simple words, it can't pass any order as this power is now to be exercised by Hon'ble Authority. The Authority therefore, directed the respondent to either comply with the orders of Authority vide which penalty of ₹16.20 Lakhs has been imposed or submit the orders of Hon'ble Appellate Tribunal granting stay in the present matter. The matter was then adjourned to 13.08.2025.

2. On the last date of hearing i.e., 13.08.2025, Adv. Sumesh Malhotra appearing on behalf of respondent requested for an adjournment since the matter is pending before Hon'ble Appellate Tribunal. The matter was adjourned to 12.11.2025.

3. Today, Adv. Sumesh Malhotra appearing on behalf of respondent requested to adjourn the matter since the same is listed before Hon'ble Appellate Tribunal on a later date. However, since stay has not been granted by the Tribunal, therefore last opportunity is granted to the respondent to comply with the directions of the Authority failing which revocation proceedings as per law shall be initiated against the respondent.

4. Acceding to the request of counsel, adjourned to **04.02.2026**.

Chander Shekhar
Member

Dr. Geeta Rathee Singh
Member

Parneet S Sachdev
Chairman