# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

**COMPLAINT NO. (Suo-Moto) 3092 OF 2022**

HRERA, Panchkula ....COMPLAINANT

VERSUS

Dwarkadhis Projects Pvt. Ltd. ....RESPONDENT

| | | |
|---|---|---|
| **CORAM:** | **Parneet S Sachdev** | **Chairman** |
| | **Nadim Akhtar** | **Member** |
| | **Dr. Geeta Rathee Singh** | **Member** |
| | **Chander Shekhar** | **Member** |

**Date of Hearing:** 01.10.2025

**Hearing:** 7th

**Present:** Adv. Vistar Gupta proxy for Adv. Tarun Ranga on behalf of the respondent/promoter.

**ORDER (Parneet S Sachdev-Chairman)**

This suo-motu complaint was registered against the respondent promoter for neither completing the project within the timelines declared u/s 4(2)(1)(c) at the time of seeking registration nor applying for extension of registration of the project namely; "Casa Romana" a Group Housing Colony measuring 8.376 acres situated in sector-22, Dharuhera, Rewari registered vide registration no.

HRERA-PKL-RWR-105-2019 dated 21.05.2019 which was valid upto 31.03.2021. After granting covid benefit the registration stands expired on 31.06.2021.

2. In view of aforesaid, a show cause notice dated 23.11.2022 was issued to the respondent promoter. On 18.12.2024, the counsel Sh. Tarun Ranga informed that they have applied for extension of registration on 20.02.2023.

3. On 24.04.2024, the counsel informed that the matter is pending before the Hon'ble NCLT and is now scheduled for hearing on 20.08.2024. The Authority directed the respondent to submit certified documents stating current status of the project, update the Court about the progress of the project and submit the latest NCLT proceedings.

4. On 15.01.2025, the counsel informed that they have filed reply on 14.01.2025 and also apprised the Court that a writ petition is pending before the Hon'ble High Court relating to the withholding of renewal of license by the DTCP which is listed for hearing on 27.01.2025.

5. The Authority directed respondent to update the Court about the writ petition pending before the Hon'ble High Court. The office was also directed to examine the reply dated 14.01.2025 and place it on the next date of hearing.

6. Vide reply dated 14.01.25, IRP states the following:

- That they filed an application u/s 60(5) of the IBC, 2016 I.A. No. 3623 of 2024 in C.P. (IB) No. 281 of 2023 titled as Ashish Kumar & Ors. v. Dwarkadhis Project Pvt. Ltd. before the Ld. NCLT, Bench-II New Delhi in view of the order dated 20.03.2024 of the Hon'ble NCLAT, seeking certain directions against the DTCP for renewal of license no. 13 of 2013 which is being withheld for unjustified reasons. However, they withdrew the application to pursue the matter before the Hon'ble High Court of Punjab & Haryana, where a writ petition titled as Dwarkadhis Projects Pvt. Ltd. v.

State of Haryana and Ors. with CWP no. 23442-2024 is currently pending and the next date of hearing is 27.01.2025.

- Copy of Hon'ble NCLT order dated 27.09.2024 and Hon'ble High Court order dated 12.12.2024 has been submitted.
- With respect to the construction of the project, no work has been carried out on-site since 17.03.2024 as the license has not been renewed yet. They are in the process of obtaining the renewed license from DTCP and making persistent and diligent efforts to procure the same.

7. On the last date of hearing i.e, 26.03.2025, the counsel informed that the matter is pending with the Hon'ble High Court and scheduled for hearing on 28.03.2025. The Authority directed the respondent to update the Authority about the writ petition pending before the Hon'ble High Court ten days before the next date of hearing.

8. Today, Adv. Vistar Gupta proxy counsel for Adv. Tarun Ranga appeared and informed that he has no instructions from the main counsel regarding the status of the writ petition pending before the Hon'ble High Court and requested for a short adjournment to submit the same. The Authority directs the promoter to submit the details of the writ petition pending before the Hon'ble High Court before the next date of hearing.

9. Adjourned to **07.01.2026.**

| Chander Shekhar | Dr. Geeta Rathee Singh | Nadim Akhtar | Parneet S Sachdev |
|---|---|---|---|
| Member | Member | Member | Chairman |