



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

COMPLAINT NO. 2601 OF 2019

HIRERA Panchkula

...COMPLAINANT

VERSUS

Adel Landmarks Ltd.

....RESPONDENT

CORAM:

Parneet S Sachdev  
Nadim Akhtar  
Dr. Geeta Rathee Singh  
Chander Shekhar

Chairman  
Member  
Member  
Member

Date of Hearing: 26.11.2025

Hearing: 19<sup>th</sup>

Present: Adv. Apoorva on behalf of the RP through VC

### ORDER (Parneet S Sachdev- Chairman )

1. Upon perusal of case file, it is revealed that License no. 1042-1061 of 2006 dated 25.07.2006 was granted for development of a Group Housing Colony over land measuring 55.724 acres in Sector 76, Faridabad to Countrywide Promoters Pvt. Ltd. & its associate companies. Said license was valid upto 24.07.2019. It has been found that licensee had transferred development and marketing rights of 26.619 acres licensed land in favour of Era Landmarks Ltd. (now known as Adel Landmarks Ltd.), who had collected booking amount and other charges from the allottees in respect of allotment of

flats situated in that portion of licensed land. It was also noticed from the record of Town and Country Planning Department, Haryana that in compliance of notice of Rule 24, 26(2), 27 & 28 of Haryana Development and Regulation of Urban Areas Rules, 1976 pertaining to licensed area no information has been submitted by the licensee. Further, respondent had also failed to deposit additional Bank Guarantee amounting ₹ 342.60 lac on account of Internal Development Works, as a result service plan estimates of the entire colony have not been approved. Moreover, their application for renewal of license had been rejected by the DTCP. However, promoter filed a review petition which is pending for decision before the department.

2. This application for registration of project named "Adel Divine Court Phase-2" Sector-76, Faridabad has been pending since Aug, 2018. Promoter was directed to apply online vide letter dated 05.10.2018 followed by reminder dated 01.04.2019

3. Promoter, however, has miserably failed to comply with the said directions. Therefore, notice under section 59 & 63 of the RERA Act was issued on 11.10.2019 by way of registering a suo motu complaint.

4. Later, on 21.01.2020, Authority decided to issue show cause notice as to why penalty to the extent of 10% of the project cost may not be imposed. Matter was adjourned from time to time. However, on 10.11.2020, Ld. CTP, apprised the Authority that respondent company is facing liquidation proceedings before NCLT under Section-7 of Insolvency & Bankruptcy Code, 2016. In view of the

same, Authority decided to issue a show cause notice to the Interim Resolution Professional to explain their stand in the matter and what is the latest status of CIRP Process. No reply was received.

5. On 19.09.2022, since M/s Adel Landmarks Ltd. was undergoing Corporate Insolvency Resolution Process and moratorium had been declared by NCLT, therefore, Authority decided to adjourn the case Sine Die awaiting orders of NCLT.

6. On 12.03.2025, the Authority decided to re-open the present matter. The office informed that as per records available on the website of Ministry of Corporate Affairs, the status of the company is showing as "under CIRP". Also, as per the website of Insolvency and Bankruptcy Board of India, Sh. Udayraj Patwardhan has been appointed as RP of the respondent Company.

7. However, as per the latest records available with the Authority, name of promoter mentioned in the application of registration of a project namely "Park Floor II EWS" (vide Temp ID 1640 of 2025, License no. 1042-1061 of 2006 dated 25.07.2006) is "BPTP Limited". It has been informed by BPTP Limited that License No. 1042 to 1046 and 1048 to 1061 of 2006 dated 25.07.2006 for land measuring 50.768 acres situated in Sector-76, Faridabad were granted by the Director Town & Country Planning, Haryana to Countrywide Promoters Pvt. Ltd.

8. Vide orders of the Hon'ble NCLT, Chandigarh dated 20.09.2024 – M/s Countrywide Promoters Pvt. Ltd, BPTP Parklands Pride Ltd. and Designer




Realtors Pvt. Ltd. have been merged/amalgamated with BPTP Limited. In view of Hon'ble NCLT, Chandigarh order dated 20.09.2024, Department of Town and Country Planning vide order dated 20.02.2025 had stated that the above mentioned licenses shall be considered to be granted in favour of BPTP Limited. License No. 1042 to 1046 and 1048 to 1061 of 2006 dated 25.07.2006 has been renewed upto 24.07.2025.


9. In view of above, the Authority on 12.03.2025 decided that a copy of the order be sent to BPTP Limited at its registered address and email to explain the status of registration of License No. 1042 to 1046 and 1048 to 1061 of 2006 dated 25.07.2006.
10. In compliance of the aforesaid, a copy of the order dated 12.03.2025 was sent to the respondent through e-mail on 25.11.2025 and via registered post on 25.11.2025, which was successfully delivered on 28.11.2025.
11. Today, Adv. Apoorva appeared on behalf of the Resolution Professional and submitted that the Resolution Plan is being heard by the Hon'ble National Company Law Tribunal (NCLT) and accordingly sought a long adjournment.
12. Upon perusal of the record, the Authority observes that the application filed in the present matter is incomplete and suffers from material deficiencies.
13. After consideration, the Authority is of the considered view that no useful purpose would be served by keeping the present complaint pending and, accordingly, the same is **disposed of**.

14. Further, in view of the non-registration of the project in contravention of Section 3 of the Real Estate (Regulation and Development) Act, 2016, and in exercise of powers conferred under Sections 7, 35 and 36 read with Section 61 of the Act, the Authority hereby imposes a complete ban on sale, booking, advertisement, or creation of third-party rights in respect of the unsold inventory of the project with immediate effect, until further orders.

15. The office is directed to register a fresh suo motu complaint against the promoter for violation of Section 3 of the RERA Act, 2016, and to proceed further in accordance with law, including initiation of action under Section 59 of the Act.

16. Disposed of.

  
Chander Shekhar  
Member

  
Dr. Geeta Rathee Singh  
Member

  
Nadim Akhtar  
Member

  
Parneet S Sachdev  
Chairman