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:	**Nadim Akhtar**	**Member**
	Dr. Geeta Rathee Singh	**Member**
	Chander Shekhar	**Member**

Date of Hearing: 04.02.2026.

Hearing: 14th

Present: Adv. Sumesh Malhotra through video conferencing.

ORDER (NADIM AKHTAR - MEMBER)

When the matter was taken up by the Authority on 05.02.2025, Adv. Sumesh Malhotra appearing on behalf of respondents informed that they are filing appeal against the orders 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 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. On the last date of hearing i.e., 12.11.2025, 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. Today, no one appeared on behalf of the respondent. However, Adv. Sumesh Malhotra has submitted a copy of appeal on 28.01.2026 alongwith copy of notice to respondent regarding condonation of delay. However, since enough time has already been granted to the respondent therefore, the Authority directs the office to issue a show cause notice to the respondent under Section 7 of the RERD Act, 2016 and call

upon the promoter to furnish the following information within 30 days from the issuance of the notice:

a) The total amount so far collected/realized from the allottees.

b) Allottee-wise schedule of payment received.

c) Amount of work done so far at the site with photographs.

d) Percentage of physical progress achieved with certificate of civil engineer.

e) Land cost of the project and proportionate land cost of a percentage of physical progress with documentary proof.

f) The details of the Bank Accounts where the amount realized from allottees has been deposited/received.

g) The withdrawals from the separate RERA Account where 70% of the amount to be realized from allottees is mandatory to be deposited with documentary proof.

h) The proof of having withdrawn from the separate account after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project duly certified with bank.

i) The details of the balance available in the separate RERA Account and whether it is the remaining amount in the separate RERA Account out of seventy percent of the total amount realized from the allottees after withdrawals as per provisions of section 4(2)(l)(D).

j) Certificate of the Chartered Accountant that amounts collected for this project and the withdrawals have been in compliance with the proportion to the percentage of completion of the project.

k) Wherever there has been deviation/variation from the provisions of section 4(2)(I)(D) and the explanation relating to the same.

l) Copy of documents submitted to Director Town & Country Planning, Haryana in compliance with Rule 24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976.

5. Adjourned to **22.04.2026.**

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Chander Shekhar	**Dr. Geeta Rathee Singh**	**Nadim Akhtar**
Member	**Member**	**Member**

Haryana Real Estate Regulatory Authority • Panchkula •