



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (Suo-Motu) 1943 of 2022

HRERA, Panchkula

...COMPLAINANT

VERSUS

S3 Buildwell LLP

....RESPONDENT

CORAM:

Nadim Akhtar

Member

Dr. Geeta Rathee Singh

Member

Chander Shekhar

Member

Date of Hearing: 28.01.2026

Hearing: 11th

Present: Adv. Utkarsh, learned counsel for the Promoter.

ORDER (Nadim Akhtar- Member)

1. The present suo-motu complaint was registered against the respondent for not uploading quarterly progress reports of project registered vide Registration No. 244 of 2017 dated 26.09.2017 valid upto 05.01.2019.
2. On 23.04.2025, the office has informed that the QPRs have been filed upto 31st Dec 2019 on 12.04.2025 as Completion Certificate of the project has been received on 30.12.2019. Cumulative Penalty till 11.04.2025 works out to ₹ 91,18,000/-. The Promoter is directed to deposit penalty of ₹91,18,000/- alongwith cost of 1 Lac at least one week before the next date of hearing failing which execution proceedings shall be initiated.

3. On the last date of hearing, i.e., 29.10.2025, neither any one appeared on behalf of the respondent, nor any reply filed. Accordingly, the Authority grants one final opportunity to the respondent to deposit the penalty amount of ₹91,18,000/- along with costs of ₹1,00,000/-, at least one week prior to the next date of hearing failing which rate of interest as prescribed in Rule 15 of the Haryana Real Estate (Regulation and Development) Rules, 2017 (hereinafter referred as HRERA Rules, 2017) shall be imposed. It is made clear that failure to comply with this direction shall result in initiation of execution proceedings against the respondent.

The office is directed to send a copy of this order to the promoter through registered post as well as by e-mail for necessary compliance.

4. In compliance of the above, orders dated 29.10.2025 were sent via e-mail on 19.11.2025 and delivered via registered post on 11.12.2025

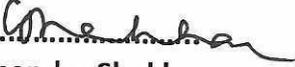
5. Today, learned counsel for the Promoter informed that an appeal bearing no. 1265 of 2025 has been filed before the Hon'ble Tribunal and is listed for hearing on 03.02.2026. Learned Counsel sought time to file reply.

The Authority observes that despite the service of orders dated 29.10.2025, the promoter has failed to deposit the said penalty and cost. Also, no stay order has been passed by the Hon'ble Tribunal as on date. Therefore, the Authority decides to impose rate of interest as prescribed in Rule 15 of the HRERA Rules, 2017 on penalty amount of ₹91,18,000/-. The Authority also decides to initiate recovery proceedings as per Section-40(1) of the Real Estate



(Regulation & Development) Act,2016. Therefore, the matter is transferred to the Complaint Section for recovery of penalty amounting to ₹91,18,000/- and cost of ₹1,00,000/-.

6. **Disposed of.** File be transferred to Complaint Section for further necessary action.


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Chander Shekhar
Member


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Dr. Geeta Rathee Singh
Member


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Nadim Akhtar
Member