HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (SUO MOTU) 2017 of 2022

HRERA, Panchkula .... **COMPLAINANT(S)**

VERSUS

S3 Infrabuild LLP ..... **RESPONDENT(S)**

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

Date of Hearing: 04.02.2026

Hearing No: **11th**

Present: **None on behalf of Respondent**

Order: Nadim Akhtar (Member)

1. This suo-motu complaint was registered against the respondent for not uploading quarterly progress reports of project registered vide Registration No. HRERA-PKL-FBD-114-2019 dated 22.05.2019 valid upto 30.09.2021.
2. A show-cause notice dated 17.08.2022 was issued to the promoter for not uploading QPRs on the web portal of the Authority. On 18.12.2023, penalty of ₹1000/- per day was imposed and on 20.03.2023 the same was enhanced to ₹10,000/- per day till quarterly progress reports are uploaded

online. On 10.04.2024, penalty of ₹10,000/- per day was enhanced to ₹25,000/-

3. On 05.02.2025, the cumulative penalty worked out to ₹89,78,000/-. The promoter was given last opportunity to show cause as to why the registration granted may not be revoked under Section 7(1) of the Act for non-compliance of the provisions of the Act.

4. On the last date of hearing i.e., 12.11.2025, neither anyone appeared nor any reply filed. However, since enough opportunities have already been granted in this case, the Authority directs the office to issue a show cause notice to the respondent under Section 7 of the Real Estate (Regulation & Development) Act, 2016 to call upon the promoter to furnish the following information within 7 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   h) The proof of having withdrawn from the separate account after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to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. The Office has informed that show cause notice under Section 7 of the Real Estate (Regulation & Development) Act, 2016 could not be send to the respondent promoter.

6. Today, the Authority directs the office to issue show cause notice under Section 7 of the Real Estate (Regulation & Development) Act, 2016 and call upon the promoter to furnish the above-mentioned information within a period of 30 days.

7. Adjourned to **22.04.2026**

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