HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (Suo-Motu) (Monitoring) 147 of 2023

HRERA, Panchkula

.... COMPLAINANT

VERSUS

Choice Real Estate Developers Pvt. Ltd.

.... RESPONDENT

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

Date of Hearing: 26.11.2025

Hearing No: 10th

Present: None

Order: Parneet S Sachdev (Chairman)

1. The present Suo-Motu complaint was registered against the respondent promoter u/s 35 of the RERA Act, 2016 to monitor the progress made after the grant of second extension on 9th February, 2022 relating to the registration of project. A show-cause notice dated 16.01.2023 was issued to the promoter for explaining whether any development works have been executed between the 2nd extension granted from 31.03.2021 to December 2022 and the application for grant for 3rd extension submitted on 05.12.2022 in the project

namely; "Vipul Pratham Apartments"- Group Housing Colony on land measuring 6.369 acres forming part of a larger colony measuring 9.60 acres.

2. On 07.08.2024, the promoter was directed to submit detailed report regarding services laid down, percentage & cost of work completed. The promoter should inform how much work is done in the last quarter with photographs (with dates) and total units sold/remaining in the project. The Promoter should also submit an undertaking that they have complied with the provisions of Section 4(2)(1)D of RERA Act, 2016 which states that 70% of the amount realized from the allotees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-1.
3. Vide reply dated 07.08.2024, 09.10.24 and 09.12.2024, the promoter had submitted Tower wise and Floor wise Work in progress Status as on 31.07.24, 30.09.2024 and 30.11.2024 respectively alongwith photographs of the project, however no conclusion can be drawn from the status report.
4. Ld. CTP visited the site on 20th Dec and 30th Dec, 24. The Report is as follows:

> *"No construction was being taken at site either on 20th Dec, 2024 or 30th Dec, 2024. The reasoning given by the Promoter for 20th Dec, 2024 was the imposition of GRAP-IV from 16.12.2024 to 23.12.2024. However, subsequently no restriction of GRAP was imposed by the Commission for Air Quality Management in National Capital Region and Adjoining Areas. If the promoter is serious in completing the project, Type A Block-I could be completed within the next 6 months and the remaining blocks and Sewerage Treatment Plant with in the next one year. It is also mentioned here that out of total 253 general category units and 129 EWS and Service Personnel units, 52 are still unsold."*

5. On 19.02.2025, after considering the LC report, the Authority decided that the promoter, Sh. Puneet Beriwal, be personally present on the next date of hearing. The promoter should submit a progress report of the 1st quarter of 2025 latest by 30th April 2025 along with photographs and relevant certificates. Further, the promoter (as committed earlier) should submit an affidavit stating that they will complete the project and obtain OC by November, 2025 failing which penalty amounting to 1% of the cost of the project shall be imposed. As directed in the orders dated 07.08.2024, promoter should also submit the said affidavit before the next date of hearing.
6. Vide letter dated 26.03.2025 (also placed in the extension agenda proceedings), the promoter has submitted Quarterly report of physical and financial status of the project for quarter ending 31.12.2024 which is reproduced below, however, no reply has been received regarding orders dated 19.02.2025.

Description	Cumulative progress as on 31.12.2024
Details of amount received from sale of flats	38.76 cr.
Details of amount kept in separate account with ref. to 70%	2.63 cr.

7. Status as on 31.12.2024 for internal and external development works in respect of the entire registered phase:

Internal roads and footpaths	5%
Sewerage (Chamber, lines)	1%
Storm Water drains	2%

Landscaping & Tree planting	0%
Building block	70%
Boundary wall/gate	80%
Treatment and disposal of sewerage and sullage water	2%
Water supply (domestic)	30%
External electrification/lighting	10%

8. On 07.05.2025, Sh. Punit Beriwal, director of the company, appeared through VC and requested the Authority to waive of his physical presence as he is currently not in India. He informed that due to financial crunch, work at the site is stopped but they are trying to complete the project in time.
9. The Authority observed that the promoter has to file reply to orders dated 19.02.2025 and file an Affidavit as stated above. Furthermore, the promoter is directed to submit bank statements of the escrow account duly certified by CA (from the date promoter started receiving payment from allottees till date) before the next date of hearing.
10. Today none appeared on behalf of the respondent. That Authority again directs the promoter to file reply to orders dated 19.02.2025 and file an Affidavit as stated above. Further, the promoter is directed to submit bank statements of the escrow account duly certified by CA (from the date promoter started receiving payment from allottees till date) before the next date of hearing.
11. Adjourned to **11.02.2026**

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