HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1652 of 2025

HRERA, Panchkula ....COMPLAINANT

VERSUS

M/s Pyramid Buildtech Private Limited. ....RESPONDENT

CORAM: **Parneet S Sachdev** **Chairman**
Dr. Geeta Rathee Singh **Member**

Date of Hearing: 08.04.2026

Hearing: 2nd

Present: None.

ORDER (Parneet S Sachdev-Chairman)

This suo motu complaint has been initiated in respect of real estate project namely 'Pyramid Homes' an Affordable Plotted Housing Colony (under DDJAY) being developed on land measuring 11.362 aces situated in village Dabua, Sector 49, Faridabad. The project was registered with the Authority vide registration no. HRERA-PKL-FBD-135-2019 dated 22.07.2019 valid upto 31.07.2023.

2. A show cause notice dated 07.11.2025 was issued to the respondent stating the following facts:-

Vide this office Memo No. HRERA/PKL/PROJ/1444 dated 15.12.2023, copies of letters dated 17.10.2023 and 19.10.2023 received from Sh. Sunder S/o Sh. Shiv Kumar (wherein he had filed suit for specific performance in respect of area measuring 60,000 square feet) out of land measuring 10 acres owned by M/s Pyramid Buildtech Pvt. Ltd. (against total land measuring 11.362 acres) on the basis of agreement to sell dated 19.01.2016, were sent to you for comments and abiding by the orders of Hon'ble Court.

Thereafter, a number of opportunities were granted to you on 10.01.2024, 06.03.2024, 24.04.2024, 03.07.2024, 11.09.2024 and 20.11.2024 to file reply.

However, since no reply was received, the Authority had also imposed ban on the sale in the project. A cost of Rs 7 Lacs was also imposed vide orders dated 24.04.2024 and 03.07.2024 because of non-appearance of the Directors before the Authority, however the same has also not been deposited.

2. Now, vide letter dated 29.09.2025, you have informed that the existing dispute between the complainant Sh. Sunder S/o Sh. Shiv Kumar and the Promoter-Pyramid Buildtech Pvt. Ltd. has reached a compromise on the basis of settlement deed dated 12.09.2024 and accordingly, the civil suit bearing No. CS-3044 of 2023 titled as Sunder and another vs. M/s Pyramid Buildtech Pvt. Ltd. and others has been dismissed as withdrawn on the statement of parties recorded before the Ld. Civil Suit, (JD), Faridabad and as recorded in order dated 10.10.2024. Further, based upon the said settlement, the Civil Revision petition bearing No. 569 of 2024 titled as Sunder and another vs. M/s Pyramid Buildtech Pvt. Ltd. filed before the Hon'ble High Court of Punjab and Haryana at Chandigarh also stands withdrawn vide order dated 15.10.2024 also on the basis of settlement dated 12.09.2024. However, subsequently you have neither applied for further extension of the project nor deposited any cost imposed by the Authority.

3. On the last date of hearing i.e., 28.01.2026, neither anyone appeared on behalf of respondent nor any reply filed. Taking note of the same, the Authority granted one more opportunity to the respondent to submit reply to the show cause notice dated 07.11.2025. A copy of this order was sent to the respondent through registered mail which was delivered on 16.03.2026 and through registered post on 06.03.2026 which was returned back undelivered on 16.03.2026 with the comments "Addressee left without instructions".

4. Today also, neither anyone appeared on behalf of respondent nor any reply filed. Taking note of the same, the Authority decides to grant one last opportunity to the respondent promoter failing which proceedings under Section 63 of the RERD Act, 2016 shall be initiated.

5. Adjourned to **24.06.2026**.

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Dr. Geeta Rathee Singh
Member

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Parneet S Sachdev
Chairman