



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1669 of 2023

HRERA, Panchkula

....COMPLAINANT

VERSUS

M/s Rama Krishna Buildwell Pvt. Ltd.

....RESPONDENT

CORAM: Parneet S Sachdev
Nadim Akhtar
Dr. Geeta Rathee Singh

Chairman
Member
Member

Date of Hearing: 01.04.2026

Hearing: 11th

Present: None.

ORDER (Parneet S Sachdev-Chairman)

Present suo-motu complaint relates to the project of an Affordable Residential Plotted Colony being developed over land measuring 14.681 acres situated in Sector 15, Gannaur, Sonipat registered vide Registration No. 371 of 2017 dated 27.11.2017 valid upto 26.11.2022. Notice under Section 35 of the Act was issued to the promoter for non-submission of following information/documents in the said project: -

- i) *Since, the registration granted by the Authority cited above lapsed on 26.11.2022. You have neither applied for further extension of registration of the project as required under Section-6 of Real Estate (Regulation & Development) Act, 2016 nor submitted any information/documents showing that project stands completed or part*

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completion/completion certificate has been granted by the competent Authority within time period of registration.

ii) It has also been observed that you have failed to fulfil your obligations U/s 11 of the RERA Act as:

- a. You are not uploading quarterly progress reports of above-mentioned project regularly, the quarterly progress reports have only been submitted upto 31.12.2022, (A Suo Motu complaint no. 1971 of 2022 is already pending in this regard). You were directed to submit all quarterly progress reports upto the last quarter.*
- b. License No. 60 of 2017 dated 28.07.2017 was valid upto 27.07.2022. You have not submitted the renewed license.*
- c. Approved copies of Demarcation Plan, Zoning Plan and Service Plan/Estimates have not been submitted.*
- d. Duly approved building plans in respect of commercial pocket measuring 0.2998 Acres have not been submitted.*
- e. NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt of India before execution of development works at site have not been submitted*

2. On 19.09.2023, the promoter was directed not to sell any unsold inventory or create any third-party rights in the project till extension is granted. On 24.01.2024, a penalty of Rs 5 Lacs was imposed u/s 61 of the Act which could extend upto 5% of the estimated cost of the project if the orders of the Authority are not complied with and the said amount is not deposited before the next date of hearing. The promoter has submitted reply dated 21.03.2024, which was considered by the Authority in its meeting held on 24.04.2024, wherein the Authority observed that since the registration has already lapsed on 26.12.2022 and completion certificate has been granted by DTCP, Haryana on 30.01.2024, therefore the promoter should apply for extension of registration of the project for gap period. The respondent was directed to submit approved copies of service plans and estimates. Further, an additional penalty of Rs 2 Lacs was confirmed on 12.06.2024.

3. On 04.09.2024 and 11.12.2024, Sh. Neeraj Puri, counsel appeared on behalf of respondent and informed that an appeal against the orders passed by the Authority is pending before the Tribunal. The matter was taken up by the Authority on 05.02.2025, wherein Adv. Neeraj Puri appearing on behalf of respondent apprised that stay has been granted by Hon'ble Appellate Tribunal on 13.12.2024 against the order dated 24.04.2024 however a copy of the stay order has not been placed on record as yet. The Authority directs the counsel to place on record a copy of stay order dated 13.12.2024 and file extension of the project for gap period. Further, a penalty of ₹7 Lacs along

with a cost of ₹1 Lac for non-appearance of the Directors. The matter was then adjourned to 30.07.2025 due to no work day observed in all Courts of Punjab, Haryana and Chandigarh due to sudden demise of Member, Bar Council of Punjab and Haryana.

4. On 30.07.2025 and 08.10.2025, neither anyone appeared on behalf of respondent nor any reply has been filed. The respondent was directed to submit latest status of appeal and the copy of last orders before the next date of hearing.

5. Neither on the last date of hearing i.e., 14.01.2026 nor today, anyone appeared or filed any reply. An email dated 06.04.2026 has been received from Hon'ble Appellate Tribunal, wherein copy of judgment in Appeal No. 306 of 2024 has been enclosed, which is reproduced as under: -

"The present appeal is directed against order dated 24.04.2024 whereby costs of Rs.5 lacs have been imposed on the appellant-promoter.

2. At the outset, Mr. Sharma submits that completion certificate has been issued in favour of the appellant. He further submits that the costs imposed is penal in nature and same have been imposed despite the queries raised by the Authority were duly answered.

3. In view of the submission made by Mr. Sharma, a query has been put to him whether the builder would be ready to deposit an amount of Rs. 2 lacs as costs. His answer is in the affirmative However, Mr. Sharma prays that amount already deposited as pre-deposit along with the appeal may be remitted to the Authority and adjusted qua the aforesaid costs.

4. Prayer is accepted.

5. Accordingly, the impugned order is set aside and the appeal stands disposed of.

6. The amount of pre-deposit already deposited with the appeal along with interest accrued thereon be remitted to the concerned Authority. The Authority shall disburse the said amount to the appellant-promoter, after adjusting the costs of Rs.2 lacs.

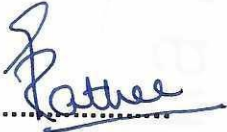
7. Copy of this order be sent to the parties/their counsel and the Authority.

8. File be consigned to the records."


4. Taking note of the same, the Authority is of the view that an amount of Rs 2,27,265 (Rs. 2,10,000/- as Pre deposit and 17,265/- as Interest) has been remitted back by the Hon'ble Appellate Tribunal. Therefore, the penalty of Rs. 2 lacs is hereby adjusted towards the penalty of Rs 5 Lacs imposed by the Authority on 24.04.2024, against which the respondent had

approached the Hon'ble Tribunal. However, since the additional penalty of Rs. 2 lacs imposed on 12.06.2024 and cost of Rs. 1 lac imposed on 11.12.2024 has never been challenged before the Hon'ble Appellate Tribunal therefore, remaining balance of Rs. 10,000/- received from Hon'ble Tribunal is adjusted towards the said penalty and the Authority in exercise of its mandate under Section 37 read with Section 34 (f) of the RERD Act, 2016 hereby directs the respondent to deposit the remaining penalty of Rs. 1,90,000/- and cost of Rs. 1 lac. These orders be complied with by the respondent promoter within a period of 90 days of uploading of this order, failing which legal consequences shall follow.

5. **Disposed of.** File be consigned to record room after uploading of these orders.



Dr. Geeta Rathee Singh
Member



Nadim Akhtar
Member



Parneet S Sachdev
Chairman