HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1688 OF 2022

HRERA, Panchkula ....COMPLAINANT

VERSUS

SRC Buildtech Pvt. Ltd. ....RESPONDENT

CORAM: **Nadim Akhtar** **Member**
Geeta Rathee Singh **Member**
Chander Shekhar **Member**

Date of Hearing: 04.02.2026

Hearing: 10th

Present: Adv. Neeraj Goel counsel for Victora Automative Pvt. Ltd

Adv. Sumeet Gupta on behalf of Vikas Aggarwal (Allottee)

ORDER (Nadim Akhtar - Member)

This suo-motu complaint was registered against the respondent for not uploading quarterly progress reports of project registered vide Registration No. HRERA-PKL-PWL-136-2019 dated 22.07.2019 valid upto 28.10.2023.

2. On 23.01.2023, a penalty of ₹1,000/- per day was imposed for not filing quarterly progress reports on web portal of Authority.

3. On 18.12.2023, learned counsel Sh. Vineet Sehgal informed that the respondent promoter had applied for permission of transfer of license to the Department of Town and Country Planning, Haryana and sought time to file quarterly progress reports. On 18.12.23, the Authority also enhanced the penalty of ₹1000/- per day to ₹10,000 per day.

4. Vide reply dated 19.02.2024, the promoter submitted an order dated 07.10.2022 passed by DG,TCP (Haryana) which states that a request for change of developer and transfer of part licensed land measuring 24.018 Acres by SRC Buildtech Pvt. Ltd has been considered subject to the condition that the developer company, i.e. , Victora Automative Pvt. Limited shall be responsible for compliance of all the terms and conditions of the license till the grant of final completion certificate to the colony or relieved of the responsibility, whichever is earlier.

5. On 21.02.2024, the penalty of ₹10,000 /-per day imposed on 18.12.2023 was enhanced to ₹25,000 per day till quarterly progress reports are uploaded online.

6. On 10.07.2024, none appeared on behalf of the promoter nor any reply has been filed, however, the promoter uploaded QPRs on the web portal of the Authority upto September 2022 on 19.06.2024. The cumulative penalty from 23.01.2023 till 17.12.2023 worked out to ₹3,29,000/- and the cumulative penalty of ₹10,000 per day from 18.12.2023 till 20.02.2024 worked out to ₹6,50,000/-. Also, the cumulative penalty of ₹25,000 per day from 21.02.2024 till 18.06.2024 (as QPRs have been uploaded upto September 2022 uploaded on 19.06.2024) works out to ₹29, 75,000/- which shall be paid by SRC Builtech Private Limited. The Authority also observed that vide DTCP order dated 07.10.2022- SRC Buildtech Pvt. Ltd. is no longer a developer and Victora Automative Pvt. Ltd has stepped into the shoes of the developer of the Project. In view of above, it is the responsibility of the New Developer, i.e., Victora Automative Pvt. Limited to abide by the RERA Act/Rules which also include uploading of upto date QPRs on the web portal of the Authority. It is directed that SRC Buidtech Pvt. Ltd. should deposit the above said amount in the registry of the Authority and Victora Automative Pvt. Limited should upload upto date QPRs on the web portal of the Authority. A copy of order dated 10.07.2024 was delivered to Victora Automotive Private Limited and SRC Buildtech Private Limited on 13.01.2025 via registered post. A copy of the order was also sent via email on 10.01.2025 which has been duly delivered.

7. On 15.01.2025, Sh. Vineet Sehgal informed that the cumulative penalty of ₹39, 54,000/- will be paid shortly in the registry of the Authority. The Authority observes that despite the service of order, Victora Automotive Private Limited has neither submitted any reply nor quarterly progress reports have been uploaded online. The Authority grants last opportunity to Victora Automotive Private Limited to upload upto date QPRs on the web portal of the

Authority. The Authority directs SRC Buildtech Private Limited to deposit the cumulative penalty of ₹39, 54,000/- before the next date of hearing. The Authority observed that Victora Automotive Private Limited has violated the provisions of Section 15(2) of RERA, Act 2016. Therefore, show cause notice u/s 35 r/w section 15(2) be issued to Victora Automotive Private Limited as to why penalty u/s 61 be not imposed.Copy of this order be sent to the registered address of Victora Automotive Private Limited and the earlier promoter, i.e., SRC Buildtech Private Limited via registered post and e-mail. The matter was adjourned to 12.11.2025.

8. On 12.112025, Adv Neeraj Goel appeared on behalf of Victora Automotive Private Limited and Adv Vineet Seghal appeared on behalf of SRC Buildtech Private Limited. The Authority after consideration directed SRC to deposit cumulative penalty of ₹39, 54,000/ - within 10 days and also directed the office to send a show cause notice U/s 7(1) of the RERA Act, 2016 to SRC Buildtech Private Limited and Victora Automotive Private Limited as to why the registration granted should not be revoked and the matter was adjourned to 04.02.2026.

9. Today, Adv. Neeraj Goel appeared on behalf of Victora Automotive Private Limited and requested for some time to file reply. The Authority after consideration granted time to file reply before the next date of hearing and directed SRC to deposit cumulative penalty of ₹39, 54,000/ - within 10 days and upload the Quarterly Progress Reports on the web portal of the Authority. The office is directed to issue show- cause notice to SRC Buildtech Private Limited U/s 7(1) of the RERA Act, 2016 as to why the registration granted should not be revoked. Copy of this order be sent to SRC Buildtech Private Limited and Victora Automotive Private Limited via registered post and e-mail.

10. Adjourned to 25.03.2026.

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