



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: Parneet S Sachdev
Geeta Rathee Singh

Chairman
Member

Date of Hearing: 25.03.2026

Hearing: 11th

Present: Adv. Neeraj Goel and Priyanka Aggarwal, counsel for
Victoria Automotive Pvt. Ltd
Adv. Vineet Sehgal on behalf of SRC

ORDER (Parneet S Sachdev - Chairman)

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 12.11.2025, 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. On 04.02.2026, 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 was 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 was sent to SRC Buildtech Private Limited and Victora Automotive Private Limited via registered post and e-mail. The matter was adjourned to 25.03.2026.

10. Today, Adv. Neeraj Goel and Priyanka Aggarwal appeared on behalf of Victora Automotive Private Limited and submitted that they have filed reply dated 17.03.2026 informing that:-

- i. They had entered into a Collaboration Agreement dated 01.09.2022, with M/S SRC Buildtech Pvt. Ltd., with regard to the Development & Completion of the Project in question, & subsequently, M/S SRC Buildtech Pvt. Ltd. filed an application before DTCP for Change of Developer & vide Order dated 07.10.2022, the said request was allowed.
- ii. They have only the following documents in its possession as regards to the Project in question:
 - a. Collaboration agreement dated 01.09.2022.

b. Order dated 07.10.2022 passed by DTCP allowing request for Change of Developer & transfer of part licenced land.

c. Copy of Approved Layout Plan.

d. Copy of renewed License bearing memo no. LC-3796/JE(AK)/2023/39723 dated 17.11.2023 .

iii. It is the existing promoter, i.e., M/S SRC Buildtech Pvt. Ltd.who is required to apply for request for change of developer before this Hon'ble Authority in accordance with Section 15(1) of the Act and subsequent to that only, they can step into the shoes of the Developer/Promoter.

iv. That despite their multiple requests, the existing Promoter & the Respondent , i.e., M/S SRC Buildtech Pvt. Ltd., has neither complied with Section 15(1) of the Act nor is providing the requisite documents such as, details of existing Allottees, Incurred Financial Details of Project, Access of Portal, Other requisite documents for COD & Compliance before RERA, etc., which are necessary for taking over the project.

v. Despite the non-cooperation of the Respondent herein, i.e., M/S SRC Buildtech Pvt. Ltd., they have filed an application before this Hon'ble Authority for Change of Developer on 17.03.2026.

vi. They do not have access to the RERA Web Portal & the same can only be provided once the compliance under section 15(1) of the Act is completed by the existing Promoter.

vii. That present proceedings were initiated only qua the fact that QPR's till September 2022 were not uploaded by Respondent-Promoter and perusal of order dated 12.11.2025 shows that they have complied with the Show cause notice and uploaded the QPR's till September, 2022 and only the Penalty was left to be deposited on their behalf. Therefore, present proceedings cannot be initiated against them.

viii. That due to non-availability of such crucial documents/information and official introduction before the Hon'ble RERA Authority, the Development of the Project in question has also been hampered as it is halted since the last 3 years and the issue of non-compliance is still prevailing.

They had acquired the project in question with the intention of completing the project and putting an end to the continuous miseries of the innocent allottees whose hard-earned monies are stuck for more than a decade. However, due to the minor technicalities, the development of the Project is being halted further.

The revocation of Registration of this project will not benefit anyone, but will further add to the miseries of the allottees. They have every intention of

completing the project and it is humbly requested to grant the opportunity to do the same.

The Authority after consideration directs Victora Automotive Private Limited to deposit cumulative penalty of ₹39,54,000/- Adv. Neeraj Goel appearing on behalf of Victora Automotive Private Limited requested that revocation proceedings may not be initiated against them. Acceding to the request of counsel, the matter is being disposed of at this stage and transferred to the concerned executing bench for recovery of penalty amounting to ₹39,54,000/- , if the same is not paid within 90 days.

11. Disposed of. File be transferred to Complaint Section for further necessary action.



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Dr. Geeta Rathee Singh
Member



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Parneet S Sachdev
Chairman

