



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (Suo-Motu) 208 of 2025

HIRERA, Panchkula

...COMPLAINANT

VERSUS

MVL Ltd.

...RESPONDENT

CORAM:

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

Date of Hearing: 11.02.2026

Hearing: 4th

Present: Adv. Karan Kaushal on behalf of the promoter.


ORDER (Parneet S Sachdev-Chairman)

It has come to the notice of the Authority while hearing Complaint No. 2426 of 2023 on 03.12.2024 that the project "River City", situated at Sector-27, Yamunanagar for which License no. 79 of 2013 dated 29.08.2013 was granted by DTCP, Haryana for developing a Residential Plotted Colony on land measuring 44.634 acres was migrated into DDJAY colony for which License No. 164 of 2023 was granted over an area measuring 40.177 acres without seeking consent of 2/3rd allottees of the Project. On perusal of records, it was also found that the project "River City" is unregistered.

2. The present Suo-Motu complaint was registered against the respondent promoter of an unregistered project namely 'River City' in sector 27, Yamunanagar u/s 35 of the RERA Act, 2016 to show cause as to why penalty under section-59 of the Act 2016 may not be imposed for violating Section 3 of the Act. A show-cause notice dated 13.03.2025 was also issued to the promoter.

3. On 26.03.2025, Ld. Counsel appearing on behalf of the respondent informed that they have received consent of 2/3rd allottees and will apply for registration shortly.

4. The Authority directed the counsel to submit written reply in the form of an affidavit regarding the averments made during the hearing.
5. Vide reply dated 01.07.2025, the promoter had submitted copies of public notice dated 16/06/2022 inviting objections for part migration of license along with copies of consent of 73 allottees.
6. On 01.10.2025, Adv. Nitesh Dalal (Proxy Counsel of Sh. Karan Kaushal) appeared and requested for some time to comply with the orders of the Authority. The Authority after consideration decided to give one more opportunity to the promoter to submit written reply in the form of an affidavit regarding the averments made during the hearing. The promoter was also directed to get the project registered before the next date of hearing.
7. On 26.11.2025, neither anyone appeared nor any reply filed by the promoter. After consideration, the Authority decided to grant one more opportunity to the promoter to comply with the orders of the Authority dated 01.10.2025. The Authority also directed the office to send a copy of these orders to the promoter through E-mail and registered post.
8. Today, the Authority observed that a number of opportunities have already been granted to the promoter. However, the promoter has not submitted any application for the registration of the project. Non-registration of the project shall also attract Late fees as per Resolution dated 26.08.2019. The office is also directed to issue a public notice informing the general public not to book, purchase, invest in, or make any payment for any plot or unit in phase-II of the project measuring 40.18403 acres being developed by MVL limited. Disposed of.


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Chander Shekhar
Member


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Dr. Geeta Rathee Singh
Member


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Nadim Akhtar
Member


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Parnet S Sachdev
Chairman