HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1960 of 2022

HRERA, Panchkula ...COMPLAINANT

VERSUS

Mapsko Builders Pvt Ltd. ....RESPONDENT

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

Date of Hearing: 01.07.2026.

Hearing: 16th

Present: Adv. Sumesh Malhotra and Sh. Vipin Kumar, AR on behalf of respondent.

ORDER (Parneet S Sachdev-Chairman)

When the matter was taken up by the Authority on 05.02.2025, Adv. Sumesh Malhotra informed that an appeal is being filed against the orders passed by the Authority regarding imposition of penalty of ₹16.20 Lakhs. Taking note of the above, the Authority on 23.04.2025 had decided that this Suo motu complaint be

disposed of and matter may be sent to the Execution Branch for recovery of amount as per law. Meanwhile, the Hon'ble High Court in CWP No. 14937 of 2024 titled as "M/s Vatika Ltd. versus Union of India and Others" dated 24.04.2025, has quashed notification no.50/15/2024-5S (1) dated 11.05.2024, vide which powers to execute order of Hon'ble Authority were delegated to the Adjudicating Officer by the Competent Authority while exercising powers under Section 81 of the Act, 2016, and therefore the Execution Branch has no authority to pass any constructive order with regard to executions. In simple words, it can't pass any order as this power is now to be exercised by Hon'ble Authority. The Authority therefore, directed the respondent to either comply with the orders of Authority vide which penalty of ₹16.20 Lakhs was imposed or submit the orders of Hon'ble Appellate Tribunal granting stay in the present matter. The matter was then adjourned to 13.08.2025.

2. On 13.08.2025, Adv. Sumesh Malhotra appearing on behalf of respondent requested for an adjournment since the matter is pending before Hon'ble Appellate Tribunal. The matter was adjourned to 12.11.2025.

3. On 12.11.2025, Adv. Sumesh Malhotra appearing on behalf of respondent requested to adjourn the matter since the same is listed before Hon'ble Appellate Tribunal on a later date. However, since stay has not been granted by the Tribunal, therefore last opportunity is granted to the respondent to comply with the directions of the Authority failing which revocation proceedings as per law shall be initiated against the respondent.

4. On 04.02.2026, no one appeared on behalf of the respondent. However, Adv. Sumesh Malhotra submitted a copy of appeal on 28.01.2026 alongwith copy of notice to respondent regarding condonation of delay. However, the Authority directed the office to issue a show cause notice to the respondent under Section 7 of the RERD Act, 2016.

8. After consideration, the Authority directs the respondent promoter to file an affidavit to unconditionally withdraw appeal bearing no. 534 of 2025 titled "MAPSKO Builders Private Limited versus Haryana Real Estate Regulatory Authority, Panchkula" before the Hon'ble Haryana Real Estate Appellate Tribunal, Chandigarh.

9. Adjourned to 12.08.2026.

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

Haryana Real Estate Regulatory Authority • Panchkula •