



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (Suo-Motu) 423 of 2024

HRERA, Panchkula

.... COMPLAINANT

VERSUS

M/S Parsvnath Developers. Ltd.

.... RESPONDENT

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

Date of Hearing: 22.07.2026

Hearing No: 13th

Present: None on behalf of the respondent.

Order: Parneet S Sachdev (Chairman)

1. Present suo-moto complaint was initiated against the respondent promoter for violating the terms and conditions of the license and registration certificate. The promoter is developing a Residential Plotted Colony measuring 81.136 acres situated in Sector-35, Karnal registered vide Registration No. HRERA-PKL-KNL-270-2021 dated 12.10.2021 valid up to 31.12.2023.
2. A letter dated 15.01.2024 has been received from the DTCP, Haryana suspending license no. 73 of 2012 & 141 of 2014 granted for developing a residential plotted colony on land measuring 81.136 acres situated in sector 35, Karnal due to non-

compliance of terms and conditions of the bilateral agreement executed at the time of grant of license as well as conditions of license.

3. In view of the above, the Authority in its meeting held on 24.01.2024 decided that a suo-motu complaint be registered against the promoter for violating the terms and conditions of the license.
4. A Suo-motu complaint no. RERA-PKL-423-2024 was registered and a Show cause notice was sent to the promoter on 13.03.2024 for violating the terms & conditions of the license which was delivered on 16.03.2024 and the suo motu complaint was listed for 24.04.2024.
5. On 24.04.2024, Adv. Rupali Verma appeared on behalf of the promoter and informed that they have filed the reply today itself. Authority directed the office to examine the reply and place it before the Authority on the next date of hearing. Further, Authority decided that registration of the project be kept in abeyance as license of the promoter has been suspended by the DTCP. The promoter is also directed not to sell any unsold inventory or create any third-party rights in the project.
6. On 24.07.2024, the Authority after considering the reply dated 24.04.2024 asked the Learned Counsel regarding the status of the matter before the Department of Town & Country Planning. Learned counsel Ms. Rupali S Verma submitted that suspension of license is to be decided shortly by Department of Town & Country Planning, Haryana. On request of learned counsel, Authority decided to adjourn the matter to 09.10.2024.
7. Today, the Learned Counsel informed that there is no update from the Department of Town & Country Planning. On request of learned counsel, Authority decided to adjourn the matter to 04.12.2024.
8. On 04.12.2024, the Learned Counsel informed that there is no update from the Department. On request of learned counsel, Authority decided to adjourn the matter to 29.01.2025.



9. On 29.01.2025, neither anyone appeared on behalf of the Promoter nor any reply filed. The Authority directs the promoter to submit a reply regarding the status of the license in the registry of the Authority at least one week before the next date of hearing.
10. On 09.04.2025, the Authority, after consideration directed the promoter to submit the renewal of licence before the next date of hearing.
11. Ld. Counsel of the promoter on 06.08.2025 informed that the promoter has surrendered properties to pay pending EDC. Also, that the license has not been renewed yet. Authority decided to adjourn the matter to 29.10.2025 and directed the promoter to submit status of renewal of license at least a week before the next date of hearing.
12. On 29.10.2025, Adv. Rupali Verma appearing on behalf of the promoter submitted that the renewal of licence is yet to be received from the Directorate of Town and Country Planning Haryana. In view of the facts and circumstances of the present case, the Authority hereby decides to issue a Show Cause Notice to the promoter, as to why the Registration Certificate No. HRERA-PKL-KRL-270-2021 dated 12.10.2021 should not be revoked. The promoter was directed to submit a written reply to the Show Cause Notice at least one week prior to the next date of hearing. The show cause notice was sent to the promoter on 22.01.2026
13. On 28.01.2026, Adv. Rupali Verma appearing on behalf of the promoter submitted that the renewal of licence is yet to be received from the Directorate of Town and Country Planning, Haryana. Furthermore, she submitted that reply to the show cause notice shall be filed within the next two days. The Authority after consideration decided to adjourn the case to 25.02.2026. The office was directed to put up the reply to the show cause notice issued by the Authority on the next date of hearing.
14. Vide reply dated 30.01.2026, the promoter has submitted that :

- i. Regarding the payment of EDC and IDC, promoter has requested DTCP to accept unsold inventory against the outstanding of EDC in License No. 73 of 2012 & 141 of 2014 and grant the demarcation cum zoning plan. DTCP vide letter dated 10.03.2025 has approved the demarcation cum zoning with a direction to get the revocation of the suspension order of license and also passed a direction to get renewal of license.
 - ii. Promoter is continuously following DTCP for resolution of issues regarding pending EDC/IDC and grant of renewal of license.
 - iii. Promoter could not apply for extension of the project in absence of a valid license.
 - iv. It is requested not to revoke the registration and time may kindly be granted to submit extension application upon getting the license renewal. Revocation of registration would affect the interest of allottees.
 - v. It is requested to keep in abeyance the said proceedings till the pendency of the application of renewal of license.
6. On 25.02.2026, Adv. Rupali Verma appeared on behalf of the promoter and submitted that the renewal of licence is yet to be received from the Directorate of Town and Country Planning, Haryana and requested the Authority to grant time to submit extension application upon getting the license renewed.
7. On the last date of hearing, i.e. 06.05.2026, Adv. Rupali Verma appeared through VC and apprised the Authority that the matter was pending before the Hon'ble NCLT, New Delhi and the orders of the same have been reserved. She further requested for an adjournment.



8. Today, the Authority observed that suo-motu was initiated against the promoter for violating the terms and conditions of the license and since the licence is not valid as on date and the registration has been kept in abeyance vide orders dated 24.04.2024, therefore decides to dispose of the matter. **Disposed of.**



Chander Shekhar
Member



Dr. Geeta Rathee Singh
Member



Nadim Akhtar
Member



Parneet S Sachdev
Chairman