HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (SUO MOTU) 1060 of 2020

HRERA, Panchkula

.... COMPLAINANT(S)

VERSUS

Trishul Dream Homes Ltd.

..... RESPONDENT(S)

Coram: **Parneet S Sachdev** **Chairman**
Dr. Geeta Rathee Singh **Member**
Chander Shekhar **Member**

Date of Hearing: 02.09.2026

Hearing No: 24th

Present: Adv. Tarun Ranga for the Respondent Promoter.

Order: Parneet S Sachdev (Chairman)

1. This suo motu complaint was registered against the respondent-promoter for neither applying for further extension of registration of the project pursuant to Section-6 of the RERA Act, 2016 nor submitting information/documents showing the completion of the project-a group housing colony on land measuring 5 acres registered vide Registration No. 358 of 2017 dated 17.11.2017 which was valid up to 24.06.2019.
2. The respondent had not filed application for extension of registration for the years 2019-2020 and 2020-2021. However, respondent had deposited registration fee applicable for both the year.

3. When the matter was heard on 13.03.2023, Authority observed and directed that in complaint no. 974 of 2021(relating to the same project) Local Commissioner had been appointed, so in present case also it was directed that Local Commissioner be appointed to report the progress of the project.

4. Authority vide letter dated 01.08.2023 decided to appoint M/s Protech Consortium as Local Commissioner to report the progress in the project. The Local Commissioner, M/s Protech Consortium submitted the site report vide letter dated 15.09.2023 stating the existing condition of the project: Approach to the gate of project was an earthen path departing from Faridabad, Kheri Kalan Road. The main gate was closed and jammed visibly due to non-operation for long. Two notices were pasted on the iron sheet gate, one from the Buyers's Association and other by DG, TCP. One notice stated that a case is pending against Trishul Dreams Homes Ltd. in NCLT and other was suggesting not to purchase any property in the project as the department of Town and Country Planning has cancelled the license of the promoter. There was no construction activity, visible for quite long period of time. Idle batching plant for preparing concrete was visible over the fence/wall. There appeared to be only one tower partly constructed mounted with a crane which was used during its construction. As there was no way to enter the campus existence of other towers, if any, could not be ascertained. No persons were available for local inquiry.

5. On 24.01.2024, Authority observed that in view of report submitted by Local Commissioner, it is important to determine the status of license from the Town and Country Planning Department before any further action can be initiated. Therefore, office was directed to obtain the status of the license from the Town and Country Planning Department.

6. Letter dated 30.07.2024 was sent to Town and Country Planning Department to obtain the status of license. However, no reply was received from the Department.
7. On 14.08.2024, the office was directed to issue a reminder to Town and Country Planning Department.
8. On 02.04.2025, Authority observed that reminder dated 18.03.2025 has been issued. The Authority decided to adjourn the matter to 09.07.2025 awaiting reply from the Department.
9. Vide reply dated 29.08.2024, DTCP had informed that the developer committed various violations of the provisions of 1975 Act and rules, and the license stand cancelled vide order dated 30.09.2022. Company i.e. Trishul Dream Homes Ltd. is under Insolvency proceedings and Hon'ble NCLT has passed orders dated 16.06.2023 in case titled as Capriso Finance Ltd. & Others v. Trishul Dream Homes Ltd.
10. On 09.07.2025, the Authority directed the respondent to apprise the court about the latest NCLT proceedings.
11. On 14.01.2026, Adv. Tarun Ranga appeared on behalf of the promoter and requested for a short date for complying with the directions of the Authority. The counsel also informed that M/s Vashisth Builders and Engineers Limited (Holding Company) and M/s Vashisth Estates Ltd. (Subsidiary Company) have been approved as a Successful Resolution Applicant. Therefore, the Authority directs the respondent to comply with the orders dated 09.07.2025 and also apprise the Authority regarding the approval of M/s Vashisth Builders and Engineers Limited (Holding Company) and M/s Vashisth Estates Ltd. (Subsidiary Company) as a Successful Resolution Applicant, one week prior to the next date of hearing.

12. On the last of hearing dated 01.04.2026, the Authority observed that the license of the project stands cancelled vide order of DTCP, Haryana dated 30.09.2022 and the Promoter was under insolvency proceedings w.e.f. 16.06.2023 pursuant to the orders passed by Hon'ble NCLT, Chandigarh in CP(IB) No. 132/Chd/Hry/2022. Resolution Plan submitted by M/s Vashisth Builders and Engineers Limited (Holding Company) and M/s Vashisth Estates Ltd. (Subsidiary Company), the Successful Resolution Applicant was approved by the Hon'ble NCLAT vide order dated 20.05.2025. However, copy of order dated 20.05.2025 and approved resolution plan has not been submitted till date. The Authority directed Sh. Jalesh Kumar Grover (Resolution Professional) to submit copy of order dated 20.05.2025 passed by Hon'ble NCLAT, New Delhi and approved resolution plan.

The office was directed to send copy of this order to Sh. Jalesh Kumar Grover via e-mail and registered post for necessary action.

13. In compliance of above, copy of orders dated 01.04.2026 was successfully delivered at the address of Sh. Jalesh Kumar Grover on 02.09.2026 via registered post and on 26.08.2026 via email.

14. Today, learned counsel Tarun Ranga appeared on behalf of the Resolution Professional and informed that copy of order dated 20.05.2025 passed by Hon'ble NCLAT, New Delhi and approved resolution plan will be filed in the registry during the course of the day. Learned counsel also apprised that renewal of license is pending before the Department of Town & Country Planning, Haryana. The office confirmed that copy of order dated 20.05.2025 passed by Hon'ble NCLAT and approved resolution plan has been received. The Authority decided to take on record the same.

15. Learned counsel submitted that the license of the project is pending for renewal before the DTCP, Haryana. The Authority observes that extension for registration application has not been submitted till date. However, respondent had deposited registration fee applicable for the years, i.e., 2019-2020 and 2020-2021.Since, the respondent promoter has failed to apply for extension of the project despite granting several opportunities, therefore, the Authority is constrained to impose penalty of Rs. 5 Lacs under Section-63 of Real Estate (Regulation & Development) Act, 2016 for neither complying with the directions of the Authority by not submitting extension application of registration of the project nor submitting information/documents showing the completion of the project. Since, the promoter had deposited extension fee for the years, i.e., 2019-2020 and 2020-2021, the penalty imposed amounting to Rs. 5 Lacs is being deducted towards the extension fee paid by the respondent promoter. Remaining amount, if any, shall be adjustable. Also, the registration is not valid as on date, therefore, it is directed not to market, advertise, book and sell any unsold inventory in the project, till extension is granted by the Authority.

16. **Disposed of.**

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