HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (SUO MOTU) 2017 of 2022

HRERA, Panchkula .... **COMPLAINANT(S)**

VERSUS

S3 Infrabuild LLP ..... **RESPONDENT(S)**

Coram: **Nadim Akhtar** **Member**

Dr. Geeta Rathee Singh **Member**

Date of Hearing: 30.09.2026

Hearing No: 13th

Present: None on behalf of Respondent

Order: Nadim Akhtar (Member)

1. This suo-motu complaint was registered against the respondent for not uploading quarterly progress reports of project registered vide Registration No. HRERA-PKL-FBD-114-2019 dated 22.05.2019 valid upto 30.09.2021.
2. A show-cause notice dated 17.08.2022 was issued to the promoter for not uploading QPRs on the web portal of the Authority. On 18.12.2023, penalty of ₹1000/- per day was imposed and on 20.03.2023 the same was enhanced to ₹10,000/- per day till quarterly progress reports are uploaded online. On 10.04.2024, penalty of ₹10,000/- per day was enhanced to ₹25,000/-.
3. On 05.02.2025, the cumulative penalty worked out to ₹89,78,000/-. The promoter was given last opportunity to show cause as to why the registration granted may not be revoked under Section 7(1) of the Act for non-compliance of the provisions of the Act.
4. On 12.11.2025, neither anyone appeared nor any reply filed. However, since enough opportunities have already been granted in this case, the Authority directs the office to issue a show cause notice to the respondent

under Section 7 of the Real Estate (Regulation & Development) Act, 2016 to call upon the promoter to furnish the following information:

a) The total amount so far collected/realized from the allottees.
b) Allottee-wise schedule of payment received.
c) Amount of work done so far at the site with photographs.
d) Percentage of physical progress achieved with certificate of civil engineer.
e) Land cost of the project and proportionate land cost of a percentage of physical progress with documentary proof.
f) The details of the Bank Accounts where the amount realized from allottees has been deposited/received.
g) The withdrawals from the separate RERA Account where 70% of the amount to be realized from allottees is mandatory to be deposited with documentary proof.
h) The proof of having withdrawn from the separate account after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project duly certified with bank.
i) The details of the balance available in the separate RERA Account and whether it is the remaining amount in the separate RERA Account out of seventy percent of the total amount realized from the allottees after withdrawals as per provisions of section 4(2)(l)(D).
j) Certificate of the Chartered Accountant that amounts collected for this project and the withdrawals have been in compliance with the proportion to the percentage of completion of the project.
k) Wherever there has been deviation/variation from the provisions of section 4(2)(I)(D) and the explanation relating to the same.
l) Copy of documents submitted to Director Town & Country Planning, Haryana in compliance with Rule 24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976.

5. On 04.02.2026, the Authority directed the office to issue show cause notice under Section 7 of the Real Estate (Regulation & Development) Act, 2016 and call upon the promoter to furnish the above-mentioned information within a period of 30 days.

6. The office had informed that inadvertently the said show cause notice could not be issued to the respondent promoter.
7. On the last date of hearing i.e.,22.04.2026, the Authority again directed the office to issue show cause notice under Section 7 of the Real Estate (Regulation & Development) Act, 2016 as to why Registration No. HRERA-PKL-FBD-114-2019 dated 22.05.2019 may not be revoked and call upon the promoter to furnish the above-mentioned information.
8. In compliance of above, show cause notice under Section 7(2) of RERD Act, 2016 had been issued on 17.09.2026 as to why registration of the project be not revoked and the respondent promoter had been directed to submit reply within 30 days from the receipt of the notice. The said show cause had been delivered to the promoter via email on 17.09.2026 and delivered via registered post on 21.09.2026.
9. Today, in view of above, the Authority observes that as per show cause notice dated 17.09.2026, the promoter had been called upon to reply within 30 days from the date of receipt of the notice. The said notice had been delivered to the promoter on 21.09.2026. After consideration, the Authority directs the promoter to submit reply to the show cause notice dated 17.09.2026 and deposit cumulative penalty of ₹ 89,78,000 failing which vide Registration No. HRERA-PKL-FBD-114-2019 dated 22.05.2019 shall be revoked on the next date of hearing.
10. Adjourned to **25.11.2026**

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Dr. Geeta Rathee Singh
Member

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Nadim Akhtar
Member