HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 3088 of 2022

HRERA, Panchkula

.... COMPLAINANT

VERSUS

Gold Souk Infrastructure Pvt. 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: 17th

Present: Adv. Diya sareen for Ad. Shubhnit Hans on behalf of promoter

ORDER-Parneet S Sachdev (Chairman)

This suo-motu complaint was registered against the respondent promoter for neither completing the project within the timelines declared u/s 4(2)(l)(c) at the time of seeking registration nor applying for extension of registered project an affordable residential plotted colony on land measuring 30306.29 sq. mtrs. situated in village Barota, Khanpur and Kawarsika, Tehsil Nuh, District Mewat, Haryana registered vide Registration No. HRERA-PKL-373-2017 dated 28.11.2017 valid upto 10.09.2021. After granting benefit of COVID-19 period the registration stands expired in 10.06.2022.

2. On 06.11.2024, the respondent was directed to apply for extension of the real estate project upto the date of grant of completion certificate by the competent

Authority. Further, additional penalty of 2 Lacs along with the already imposed penalty of Rs 5 lacs was confirmed.

3. On 03.12.2025, Adv. Anjanpreet Singh appeared on behalf of the promoter. However, no reply has been submitted by the respondent to the orders dated 03.09.2025. In consideration of the consistent non-compliance of the directions of the Authority, this Authority directs the office to issue a notice of revocation to the promoter under Section 7(2) of the Act, 2016 and call upon the promoter to furnish the following information within 7 days from the issuance of the notice;

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 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h. The proof of having withdrawn from the separate account after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to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)(1)(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.

4. On 25.02.2026, Adv. Anjanpreet Singh proxy for Adv. Shubhnit Hans appeared and submitted that the company recently came out of moratorium and need some time to comply with all the directions given by the Authority. The Authority after consideration directed the respondent to place on record all the orders of the NCLT. Since the notice of revocation as directed by the Authority in the last meeting was not issued by the office, the Authority again directed the office to issue a notice of revocation to the promoter under Section 7(2) of the Act, 2016 for consistent non-compliance of the directions of the Authority.

5. Today, Adv. Divya Sareen appeared on behalf of the promoter and requested for some more time to file reply to the show cause notice issued vide letter dated 21.04.2026 which was duly served through registered post on 27.04.2026. Further, in terms of Section 7(2) of the RERD Act, 2016, a minimum period of 30 days is required to be afforded to the respondent for submitting its reply.

Accordingly, in the interest of justice, the Authority grants one last and final opportunity to the promoter to file its reply and appear before the Authority on the next date of hearing, failing which the registration granted to the promoter shall be revoked in accordance with the provisions of the Act, without any further opportunity.

6. Today, Adv. Diya sareen for Adv. Shubhnit Hans appeared on behalf of the promoter and submitted that they have filed the reply on 21.07.2026. The Authority after consideration directed the office to examine the reply and place it before the Authority on the next date of hearing.

7. Adjourned to 30.09.2026.

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