HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (Suo-Motu) 53 of 2023

HRERA, Panchkula ...COMPLAINANT

VERSUS

S3 Infrabuild LLP ....RESPONDENT

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

Date of Hearing: 29.07.2026

Hearing: 12th

Present: None.

ORDER (Parneet S Sachdev-Chairman)

The present suo-motu complaint was registered against the respondent promoter for non-submission of information regarding change of name and Bank Account for project namely; "Green Avenue" an affordable Group Housing colony being developed on land measuring 5.318 acres in Sector-85, Faridabad registered vide Reg No. HRERA-PKL-FBD-204-2020 dated 24.06.2020.

2. On 04.12.2024, respondent was burdened with a penalty of ₹3,00,000/- for non - compliance of the orders of the Authority.

3. On 16.07.2025, the Authority decided to impose an additional penalty of ₹50,000/- for not complying with the orders of the Authority and not filing any reply.

4. On 29.10.2025, no one appeared on behalf of the respondent, nor has any reply been filed. Upon due consideration, the Authority granted one final opportunity to the respondent to deposit the penalty amount of ₹3,50,000/- along with interest at the rate of SBI's highest Marginal Cost of Lending Rate (MCLR) plus 2%, in accordance with Rule 15 of the Haryana Real Estate (Regulation and Development) Rules, 2017. It is hereby made clear that failure to comply with the aforesaid directions shall entail initiation of execution proceedings against the respondent in accordance with law.

4. On 28.01.2026, no one appeared on behalf of the respondent, nor any reply filed despite sending the orders via registered post and e-mail. Since, substantial period has elapsed without compliance of the directions of the Authority, and despite the imposition of penalty and interest, the Authority decided to issue a show cause notice under Section 7(2) of The Real Estate (Regulation and Development) Act, 2016 as to why the Reg No. HRERA-PKL-FBD-204-2020 dated 24.06.2020 may not be revoked.

5. On 06.05.2026, the show cause notice could not be issued by the office. The Authority again directed the office to issue a show cause notice under Section 7(2) of the Real Estate (Regulation and Development) Act, 2016 as to why the Reg No. HRERA-PKL-FBD-204-2020 dated 24.06.2020 may not be revoked. Last opportunity is being granted to deposit the penalty amount of ₹3,50,000/- along with interest at the rate of SBI's Highest Marginal Cost of Lending Rate (MCLR) plus 2%, in accordance with Rule 15 of the Haryana Real Estate (Regulation and Development) Rules, 2017.

6. In compliance of above, show cause notice under Section 7(2) of RERD Act,2016 has been issued on 24.07.2026 as to why registration of the project be not revoked and the respondent promoter has been directed to submit reply within 30 days from the receipt of the notice. The said show cause has been delivered to the promoter via email on 24.07.2026 and yet to be delivered via registered post.

7. After consideration, the Authority decided to adjourn the matter and directs the office to inform on the next date of hearing whether the said notice dated 24.07.2026 has been delivered via registered post or not. The respondent is again directed to deposit penalty amount of ₹3,50,000/- along with interest at the rate of SBI's Highest Marginal Cost of Lending Rate (MCLR) plus 2%, in accordance with Rule 15 of the Haryana Real Estate (Regulation and

Development) Rules, 2017 and submit reply to the show cause notice within 30 days of its receipt.

8. Adjourned to **28.10.2026** for compliance of above orders and submitting report thereof.

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