HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO: 2928 OF 2019

HRERA, Panchkula

.... Complainant

Versus

Victory Buildwell

..... Respondent

CORAM:

Nadim Akhtar	**Member**
Dr. Geeta Rathee Singh	**Member**
Chander Shekhar	**Member**

Date of Hearing: **14.10.2026**
Hearing No: **27th**
Present: None
ORDER: (Nadim Akhtar - Member)

Notice under Section 59 of the Real Estate (Regulation and Development) Act 2016, was issued to the promoter/developer in respect of License No. 125 of 2007 dated 11.02.2007 for developing a Group Housing Colony on land measuring 7.756 acres in Sector - 1, Dharuhera, District Rewari.

2. On 16.09.2020, the Authority directed the original licensee, i.e., M/s Victory Buildwell Pvt. Ltd. who has created third party rights in the project liable to get the project registered as per the provisions of the RERA Act, 2016.

3. On 09.03.2021, the Authority decided to issue a show cause notice to Interim Resolution Professional (IRP) as to why he may not be directed to get the project registered as per the provisions of the RERA Act, 2016. Show cause notice dated 31.03.2021 was issued to Resolution Professional which was successfully delivered to him.

4. On 04.08.2021, Authority decided to grant two months' time to Resolution Professional for updating the status of the project.

5. On 10.03.2022, the matter was adjourned on the ground awaiting NCLT proceedings.

6. On 26.12.2022, the Authority directed the Resolution Professional appointed by Hon'ble NCLT, New Delhi to inform this Authority about the latest proceedings.

7. On 26.07.2023, Authority decided that a reminder be sent by the office to the Resolution Professional for informing about the latest proceedings.

8. Orders were mailed to the IRP on 18.01.2024. The orders of the Authority could not be sent via registered post due to non-availability of postal address of IRP and respondent being an unregistered project.

9. On 24.01.2024, Authority directed the office to contact the IRP and know about the latest update in NCLT proceedings and his correspondence address.

10. A reference dated 08.05.2024 was sent to the IRP which was delivered on 14.05.2024.

11. On 23.10.2024, neither anyone appeared nor reply has been filed. The Authority directed the IRP to be personally present on the next date of hearing. The office was directed to send a copy of these orders to the IRP.

12. The orders were sent to the IRP on 21.03.2025 through email, however the the same were not delivered since the email address was not correct (status shows "address not found").

13. On 26.03.2025, since no reply was received, the Authority decided to grant last opportunity to the IRP to comply with the orders of the Authority failing which

cost will be imposed on the next date of hearing. The office was also directed to send a copy of these orders to the IRP through registered post.

14. On 01.10.2025, neither anyone appeared nor any reply filed by the IRP. Therefore, Authority imposed a penalty of ₹1lac for nonappearance of IRP and further directed the IRP to file reply and to comply with the orders of the Authority before the next date of hearing. The matter was adjourned to 07.01.2026.

15. On 07.01.2026, no one appeared on behalf of the Promoter nor the penalty amount of ₹1 Lakh deposited. Therefore, the Authority directed the IRP to deposit the same along with reply before the next date of hearing.

16. On 25.03.2026, upon examination of the official record, it was observed that the respondent has failed to comply with the preceding orders of the Authority. In adherence to the principles of natural justice and to afford a final opportunity for compliance, the matter was adjourned. The respondent/IRP was directed to comply with all previous directions and deposit the outstanding penalty before the next date of hearing. Further, IRP was directed to appear in person on the next date of hearing. In the event of continued non-compliance, the Authority shall be constrained to invoke Section 59, 63 and 69 of the Real Estate (Regulation and Development) Act, 2016, and proceed with the imposition of further heavy penalties and/or coercive measures as provided under the Law. The office was directed to serve this order upon the respondent/IRP via email and Registered Post. The orders dated 25.03.2026 were sent to the promoter vide e-mail dated 24.04.2026 which were delivered on the same day. and through registered post on 24.04.2026 which were returned to the sender with the remarks "*Door Locked*".

17. On 15.07.2026, neither anyone appeared nor any reply filed. The Authority decided that IRP Sh. Umesh Garg be issued notice under Section 35 of the RERD Act, 2016 to show cause as to why penalty proceedings under Section 59 of the RERD, Act, 2016 be not initiated against them for not getting an ongoing project

registered under Section-3 of the RERD Act, 2016. The office was also directed to serve this notice upon the respondent/IRP via email and Registered Post.

18. In compliance of orders of the Authority notice under Section 35 of the RE(RD) Act, 2016 was issued to IRP/Respondent vide e-mail dated 11.09.2026 which were delivered on the same day and through registered post on 11.09.2026 which were returned to the sender with the remarks "Addressee left without instructions" w.r.t. IRP and "insufficient address" in respect of respondent.

19. Today, Authority observes that the notice has been served via email. Since, the project is not registered with the Authority, the promoter shall not market, advertise, book, offer to sell, invite persons to purchase in any manner and sell any unsold inventory in the project. The office is directed to issue a public notice informing general public not to book, purchase, invest or make any payment for any unit in project being developed by Victory Buildwell. Further, the Authority directs the office to issue a communication to the Deputy Commissioner, Rewari, requesting him to ensure that no sale deed or conveyance deed in respect of any plot, apartment or building forming part of the said license is registered, and that no transfer or registration of any such property is permitted by the concerned registration authorities, unless and until the project is duly registered with the Authority, in accordance with the provisions of the Act, 2016.Office is also directed to send copy of license along with land schedule for the record of Deputy Commissioner.

20. **Disposed of.** File be consigned to record room after uploading of these orders.

Chander Shekhar Member	Dr. Geeta Rathee Singh Member	Nadim Akhtar Member