



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

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**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 01.04.2026.**

**Item No. 317.10**

**Continuation of registration under Section-7(3) of RERA Act, 2016.**

**Promoter: S3 Infrabuild LLP.**

**Project: "GREEN AVENUE" an Affordable Group Housing Colony on land measuring 5.318 acres situated in Sector-85, Faridabad.**

**Reg. No.: HRERA-PKL-FBD-204-2020 dated 24.06.2020 valid upto 25.04.2024, Covid extension granted upto 25.10.2024 & first extension granted upto 25.10.2025..**

**Temp ID: 814-2020.**

1. Vide letters dated 14.11.2025, the promoter had applied for continuation of registration of captioned project under Section- 7(3) of the RERA Act, 2016 for one year. Following were submitted by the Promoter:

a. Extension fee of ₹12,00,000/- Via online Transaction No. RERA-PKLP1763041544 dated 13.11.2025.

Particulars	Percentage/₹
Percentage of works completed at the time of last extension	65%
Percentage of Development Works executed as per Architect's Certificate till date, i.e., 28.09.2025	77.20%
Percentage of Development Works executed as per Engineer's Certificate till date, i.e., 28.09.2025	77.20%
Percentage of Development Works executed as per CA's Certificate till date, i.e., 28.09.2025	77.75%
Auditor Fee (₹41,300/-) Payment Details	₹41300/-
Public Notice Fee (₹10,000/-) Payment Details	₹10000/-

2. Promoter had applied 20 days after the expiry of RC No. HRERA-PKL-FBD-204-2020 issued on dated 24.06.2020 valid upto 25.10.2025 bearing License No. 136 of 2019 dated 26.12.2019 valid upto 25.12.2024.



3. QPRs uploaded upto 30.09.2024.
4. The Promoter has submitted Architect Certificate and C.A. Certificate.
5. Promoter has submitted a copy of letter vide which he had applied for renewal of licence No. 136 of 2019.
6. The present application has been examined and the following shortcomings have been noticed : -
  - a. QPR uploaded till 30.09.2024.
  - b. Clarification be sought whether the Auditor fee and Public Notice fee be paid or not?
  - c. Has not submitted Engineer Certificate.
  - d. Form 'REP-V' not submitted.
  - e. Explanatory note not submitted.
  - f. Promoter has not paid the penalty of ₹93,32,000/- in Sou-Motu complaint No. 1953 of 2022.
  - g. Promoter has not paid the penalty of ₹3,50,000/- along with interest at the rate of SBI's highest marginal cost of lending rate (MCLR) + 2% as per Rule 15 of the RERA Rules, 2017 on ₹3.5 lacs in Sou-Motu complaint No. 53 of 2023.
  - h. Agenda proceeding titled as "Compliance of the orders of the Authority dated 23.04.2025" is pending against the promoter. The matter was last heard on 08.10.2025, wherein copy of the orders were sent to the promoter through e-mail on 30.10.2025 and via registered post on 30.10.2025, which was successfully delivered on 03.11.2025 and Show Cause Notice under Section 35 r/w Section 63 of RERA Act, 2016 sent to the promoter through e-mail on 08.01.2026; and via registered post on 09.01.2026.
  - i. M/s Baldev Kumar & Co. had been appointed as auditor vide letter dated 22.12.2025 and Public Notice has been issued vide letter dated 19.12.2025.
  - j. Auditor vide email dated 19.01.2026, has submitted that the promoter has not submitted the requisite information and documents notwithstanding the formal request and subsequent reminder issued dated 26.12.2025 and 10.01.2026.
  - k. Late fee, penalty, audit fee and Public Notice fee is deficit by ₹7,70,897/-.
7. On 04.02.2026, the Authority took serious note of promoter for not being cooperating with the auditor appointed by the Authority and directs the promoter to immediately provide requisite information sought by the auditor failing which Authority may initiate coercive



action against the promoter. The Authority also directs the Promoter to comply with the above-mentioned deficiencies at least one week before the next date of hearing failing which the application shall be returned.

8. No reply has been received till date.

9. Today, the Authority observes that since the Promoter is not cooperating with the auditor by not providing requisite documents and has also not submitted reply to the above mentioned observations, therefore, the Authority decided to return the application with a liberty to file afresh. The fee paid by the Promoter shall be adjusted after deducting 5% administrative charges. Since, the registration of the project is not valid as on date, therefore the promoter is not allowed to advertise, market, book and sell any unsold inventory in the project.

10. Disposed of.



True copy

*[Handwritten signature]*  
Secretary (Acting),  
HRERA, Panchkula

A copy of the above is forwarded to Advisor, HRERA Panchkula, for information and taking further action in the matter.

*[Handwritten signature]*  
20/4/26  
STP

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20/04

LA- Kukul

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