



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 16.09.2026.

Item No. 332.18

First Extension of registration u/s-6 of RERA Act, 2016.

Promoter: Haryana Sehri Vikas Pradhikaran, Hisar.

Project: "Auto Market Hansi", on land measuring 30.58 acres situated in Sector 13 P, Hisar.

Reg. No.: HRERA-PKL-HISR-41-2018 dated 06.09.2018, valid up to 31.12.2019.

Temp ID: RERA-PKI-586-2019.

1. The Promoter had applied for first extension of registration under Section- 6 of RERA Act, 2016 vide letter dated 05.06.2024. The promoter had submitted the following;

- a). Extension Fee of 23,40,305/- via Demand Draft dated 04.06.2024
- b). Photographs of the project showing development.

2. The Promoter also submitted the following information:

Total cost of project/Estimated cost 565.94 lacs and total expenditure incurred till Feb 2024 -₹341.13 lacs. Development works have been completed for 533 plots. (Details of plots provided). Total 157 plots to be offered after development works to be taken in next phase. Estimate for the balance work is recently approved vide Chief Administrator, HSVP, Panchkula vide memo no. 131263 dated 16.05.2024 for ₹452.86 lacs and detail estimate will be submitted shortly to head office for sanction.

Regarding Electricity supply system for which total cost is ₹108.69 lacs and total expenditure incurred till February 2024 is ₹42.83 lacs - Electrification work is completed at all sites in Auto Market, Hansi except some site where civil development work is not completed or area is under encroachment as mentioned in Performa B and same will be completed after the completion of civil development works. The Promoter has submitted list



of plots (Performa - B) where development works are pending - total 82 Plots where development works are pending due to various reasons.

3. Registration was valid upto 31.12.2019. If covid relief of 9 months is granted, then its validity is 30.09.2020. Extension of 4 years has been applied, i.e, upto 30.09.2024.

4. On 24.07.2024, Authority observes that registration was valid upto 31.12.2019 whereas extension has been applied on 05.06.2024, i.e., after a period of about 4.5 years. Hence, Authority decided that promoter, i.e., HSVP be issued show cause notice under Sector-35 of RERA Act, 2016. The matter was adjourned to 09.10.2024.

5. A letter dated 14.08.2024 was received from Chief Administrator HSVP. Panchkula (Haryana) on 28.08.2024 regarding request for grant of Moratorium in all SuoMotu Complaints and Project Cases qua HSVP Sectors under HRERA Act, 2016 and it is prayed that all the proceeding in all cases under HRERA Act may kindly be withheld and kept in abeyance at least for six months.

6. The above was heard by the Authority on 09.10.2024, wherein the Authority observed that HSVP is squarely covered under definition of promoter. Taking a lenient view, Authority will not take coercive actions till a period of six months is over or any directions are received from the Government, whichever is earlier. It was made clear that no relaxation is being given by the Authority in its earlier decisions/ orders already pronounced and uploaded on its website and HSVP is very much bound to comply with the same. However, all the proceedings of registration etc. will be fixed after 14.02.2025 or till HSVP gets the matter clarified from government, whichever is earlier and the matter was adjourned to 26.02.2025.

7. Since 26.02.2025 was a gazetted holiday, the matters fixed for 26.02.2025 were adjourned to 12.03.2025. Neither any reply was received from the promoter so far nor clarification from the Government was received till 12.03.2025.

8. The matter was heard by the Authority on 12.03.2025, in which Authority observed that;

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8. Today, Adv. Neeraj Goel, proxy for Adv. Tarun Ranga appeared and apprised the Court that a reference in this regard has been sent to the Government and requested some time for filing the same. After consideration, the Authority decided that a copy of the reference to the government be submitted one week before the next date of hearing"

9. Neither any reply was received from the promoter nor clarification from Government received till that date.



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10. The promoter vide letter dated 27.05.2025 informed that an application has been sent to Ministry of Housing and Urban Affairs seeking clarification of applicability of RERA Act on Statutory bodies such as HSVP and a reply is awaited for the same. Further, HSVP is in the process of filing of SLP in Hon'ble Supreme Court against the orders passed in CWP 4760 of 2020 titled Anil Kumar Yadav and others V. State of Punjab by Hon'ble Punjab & Haryana High Court.
11. On 28.05.2025, Adv. Tarun Ranga appeared on behalf of the promoter and requested that a moratorium of at least additional nine months may kindly be granted, so that a final decision in this regard could be taken.
12. After consideration, the matter was adjourned to 03.12.2025.
13. On 03.12.2025, Adv. Tarun Ranga appearing on behalf of HSVP submitted that they have filed a Special Leave Petition (SLP) before the Hon'ble Supreme Court of India vide Diary No. 63782/2025 against the order passed in CWP No. 4760 of 2020 titled Anil Kumar Yadav V/s State of Punjab by the Hon'ble High Court of Punjab and Haryana seeking authoritative clarification on the applicability of RERA Act, 2016 to statutory authorities, including the question of whether statutory development authorities fall within the definition of "Promoter" under Section 2(zk) of the Act. Since the issue is sub-judice and clarification from the Ministry of Housing and Urban Affairs is awaited, it is prayed that no adverse or coercive action be taken against HSVP until the Supreme Court decides the matter and also requested that the moratorium earlier granted may be extended. A copy of request for extension of Moratorium in matters pertaining to Suo Motu Complaints and Project- related proceedings concerning HSVP sectors on the ground of filing of SLP before the Hon'ble Supreme court issued by HSVP dated 3/12/25 has also been submitted during the course of hearing by the counsel for the Promoter. After consideration, the Authority decides to adjourn the matter to 29.07.2026.
14. On 29.07.2026, neither anyone appeared on behalf of the promoter nor any reply filed. No correspondence has been received from HSVP after 03.12.2025. After perusal of records it is found that the Special Leave Petition (Civil) bearing diary no 63782/2025 filed by the promoter against the order passed in CWP No. 4760 of 2020 titled Anil Kumar Yadav V/s State of Punjab stands dismissed vide order dated 09.02.2026 passed by Hon'ble Supreme Court. The Authority after consideration directs the promoter to obtain extension of the above mentioned project and the matter was listed for hearing on 16.09.2026
15. Today, neither anyone appeared nor any reply has been filed. After consideration, Authority decides to reject the present application and imposes a complete ban on the sale of



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the unsold inventory until the promoter obtains extension of the registration. The office is directed to inform the Concerned Deputy Commissioner of the ban on sale imposed by the Authority with the directions not to allow sale / purchase and registry of plots in the project/colony.

16. Disposed of.



True copy

Secretary (Acting),
HRERA, Panchkula

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

CA(Shalley)
Shalley
14/10/26

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