



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

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 15.05.2024.**

**Item No. 253.12**

**Continuation of registration U/s- 7(3) of RERA Act, 2016.**

**Promoter: VPN Real Estate Pvt. Ltd.**

**Project: "Ganpati Smart City" - a Residential Plotted Colony on land measuring 26.522 acres situated in Sector-21, Village Kherpur, Sirsa, Haryana.**

**Reg. No.: 134 of 2019 dated 15.07.2019 valid upto 31.10.2021 extended upto 31.07.2023.**

**Temp ID: 372 of 2018.**

1. M/s VPN Real Estate Pvt. Ltd. vide letter dated 19.07.2023 has applied for continuation of registration under Section 7(3) of RERA Act, 2016 of their project "Ganpati Smart City" a Residential Plotted Colony on land measuring 26.522 acres situated in Sector 21, Sirsa registered vide registration no. 134 of 2019 dated 15.07.2019 valid upto 31.10.2021. First extension was granted to promoter by Authority in its meeting held on 09.02.2022 and same was valid upto 31.07.2023 (including period of nine months of covid extension).

2. The promoter has not submitted CA Certificate, Engineer Certificate and Architect Certificate. Photographs showing the present position at site have not been submitted. The applicant promoter has submitted Rs.3,07,000/- as extension fee which is deficit by Rs.5,122/-. The promoter has submitted online quarterly up to 30.06.2023.

3. The matter was placed before the Authority in its meeting held on 26.07.2023 wherein Authority decided that audit of project be got done from CA firm and notice in newspapers inviting objections from general public be published in newspapers. A public notice was published in newspapers on 25.08.2023 inviting objections from general public.



No objections were received in the Authority. Further, M/s Sanjay Deep & Associates were appointed as an auditor on 29.08.2023 and vide letter dated 23.10.2023, M/s Sanjay Deep & Associates have submitted their report along with site photographs.

4. After examining the Audit Report dated 23.10.23, the Authority in its meeting on 04.12.2023 vide item no. 234.29 decided that a copy of auditor report be sent to promoter. A show cause notice under Section-60 RERA Act,2016 be issued to promoter as to why penalty may not be imposed for violating Section-4(2)(l)(d) of RERA Act,2016 as promoter is maintaining multiple RERA Accounts in different banks. In compliance of the orders of the Authority ,a suo motu complaint has been registered vide Complaint No. RERA-PKL-29-2024. and show cause notice dated 24.01.24 along with auditor's report was sent to the promoter.
5. On 31.01.2024, nobody was present on behalf of promoter. The Authority vide its item no.240.20 dated 31.01.2024 decided that promoter be personally present on the next date of hearing to explain as to why registration may not be revoked under Section-7(1) of RERA Act,2016 for violation of the provisions of the Act.
6. Vide Orders of the Authority dated 03.04.2024,the Authority observed "*Banks are not following provisions of Section-4(2)(l)(d) of RERA Act,2016.Hence,Bank of Baroda and Union Bank of India be issued show cause notices under Section-35 of RERA Act,2016 to explain as to why provisions under Section- 4(2)(l)(d) of RERA Act,2016 are being violated by them*". In compliance of the orders of the Authority dated 03.04.2024, show cause notice dated 08.05.2024 has been issued to the Bank of Baroda and Union Bank of India.
7. It is pertinent to mention that the Complaint No.RERA-PKL-29-2024 was last heard on 07.02.2024 in which the Authority directed the Promoter and the C.A. firm M/s Sanjay Deep and Associates to be personally present on the next date of hearing to discuss the Audit Report dated 23.10.23.The Suo-Motu Complaint was listed for hearing on 15.05.2024.
8. Vide orders of the Authority dated 03.04.2024, the matter was adjourned for hearing on 15.05.2024
9. Authority observes that promoter was required to be personally present today but nobody has put appearance and no reply has been submitted.



10. After consideration, Authority decided that further sale in the project is banned and Rs. two lacs cost is imposed upon the promoter for not assisting and complying with the directions of the Authority. Promoter be personally present on the next date of hearing.

11. Adjourned to 07.08.2024.



True copy

Executive Director,  
HRERA, Panchkula

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

LA (Kakul)