



**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 07.08.2024.**

**Item No. 261.26**

**Continuation of registration for second year 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.**

**Present: Mr. Arun Kumar Verma, Authorized Representative.**

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 covid extension period of nine months).

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 has submitted its 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 had 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)(1)(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 has been 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 had 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)(1)(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)(1)(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 15.05.2024 in which the Authority observed that the promoter has not complied with the provisions of the RERA Act,2016. The Authority imposed a penalty of Rs. 10 lacs under Section-60 of the Act for violating the provisions of Section-4(2)(1)(d) of the RERA Act,2016 and directed the promoter to deposit the said amount in the registry of Authority before the next date of hearing. The Suo-motu is now listed for hearing on 21.08.2024.

8. On 15.05.2024, Authority observed that the promoter was required to be personally present but not nobody has appeared and no reply has been submitted. 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.

9. As of now neither any reply has been received nor penalty of Rs. 10 Lacs and cost of Rs.2 Lacs imposed on 15.05.2024 has been deposited.

10. Mr. Arun Kumar Verma stated that deficit fee of Rs.5,122/- had already been deposited. Authority observes that Managing Director/ one of the Directors was required to be present today, but he has not appeared. After consideration, Authority gave last opportunity to Managing Director/ one of the Directors to be present on next date of hearing. Promoter should also submit resolution plan for completion of project and deposit the penalty and cost before next date of hearing.

12. Adjourned to 28.08.2024.



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.

LPA CKak-1)