HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (Suo-Motu) 3018 of 2022

HRERA, Panchkula ...COMPLAINANT

VERSUS

VRP Buildtech Pvt. Ltd. ....RESPONDENT

CORAM: **Dr. Geeta Rathee Singh** **Member**
Nadim Akhtar **Member**

Date of Hearing: 23.01.2023
Hearing: 1st
Present: - Rajeev Authorised Representative on behalf of Respondent.

ORDER (Nadim Akhtar- Member)

Present suo-motu complaint was registered against the respondent promoter for neither completing the project within the timeline declared u/s 4(2)(l)(c) at the time of seeking grant of registration nor applying for extension of registration of project namely "Happy Homes Grand" an affordable group housing colony measuring 5.05 acres in Sector-85, Faridabad registered vide Registration No. 122 of 2017 dated 28.08.2017 valid upto 27.08.2021.

2. The Authority vide its office order dated 26.05.2020 has granted six months general extension from 25.03.2020 to 24.09.2020 to all registered projects due to

COVID-19. Thereafter, the Authority vide Item No. SPL-I dated 02.08.2021 has granted special extension of three months from 01.04.2021 to 30.06.2021 due to second wave of COVID-19. Despite granting the above benefits of extension, registration stands expired on 27.05.2022.

3. A show cause notice dated 21.11.2022 was issued to the respondent promoter directing it to furnish certain information.

4. Today Rajeev Kumar authorised representative through video conferencing informed the Authority that they have already received an Occupation Certificate for the registered project on 30.08.20222.

5.The Authority is of the view that registration was valid upto 27.05.2022 and Occupation Certificate was received on 30.08.2022, therefore, Authority decides to grant one last opportunity for applying for extension for period between 27.05.2022 to 30.08.2022 within a period of 30 days failing which action under Section 61 r/w Section 63 of the Real Estate (Regulation & Development) Act, 2016 shall be initiated. The Authority further directs the respondent to submit copy of Occupation Certificate granted by DTCP.

6.Adjourned to **27.03.2023**.

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DR. GEETA RATHEE SINGH
[MEMBER]

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NADIM AKHTAR
[MEMBER]