



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

### COMPLAINT NO. 1697 OF 2019

HRERA, Panchkula

....COMPLAINANT

VERSUS

Parsvnath Developers Ltd.

....RESPONDENT

**CORAM:** Anil Kumar Panwar  
Dilbag Singh Sihag

Member  
Member

**Date of Hearing:** 21.08.2019

**Hearing:** 1<sup>st</sup>

**Present:** Sh. Bharat Bhushan Wadhwa, Additional Vice President of the respondent company

### ORDER: ANIL KUMAR PANWAR (MEMBER)

1. A show cause notice to the respondent was issued as to why his project measuring 84.155 acres land for which license Nos. 915-945 dated 08.05.2006 were issued, has not been got registered in terms of the provisions of Section-3 of the RERA Act, 2016.

2. The respondent has filed his reply averring that he has filed an application on 30.03.2009 for grant of part completion certificate in respect of his project and has already been granted part completion certificate on 19.11.2018 for the land measuring 36.995 acres. The matter concerning grant of part completion certificate in respect of area measuring 36.580 acres is pending consideration with the concerned department and the Chief Engineer after site inspection has already reported that the internal services in the colony are functional.

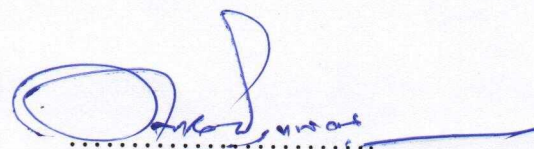
3. So, the balance area measuring 10.58 acres prima-facie appears to be registrable. The respondent however submits that such area is also not registrable because the department has frozen it due to re-alignment of the sectoral road.

4. It has revealed during hearing of the case that the respondent, out of the area for which part completion certificate was granted, has planned to develop commercial sites over land measuring 20.159 acres and has already obtained its registration from this Authority. Learned CTP informs the Authority that the area so registered is inclusive of the area that has been frozen for re-alignment of the sectoral road.

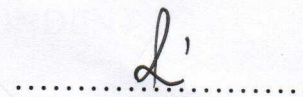
5. In view of above circumstances, the Authority is of the considered opinion that the respondent has no liability for registration of any piece of land. So, the notice is discharged without prejudice to the Authority's rights to recover any



amount as may be payable by the respondent in terms of the orders passed in registration case. File be consigned to the record room.



**ANIL KUMAR PANWAR**  
**(MEMBER)**



**DILBAG SINGH SIHAG**  
**(MEMBER)**

