



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1960 of 2022

HRERA, Panchkula

...COMPLAINANT

VERSUS

Mapsko Builders Pvt Ltd.

...RESPONDENT

CORAM: Dr. Geeta Rathee Singh
Nadim Akhtar

Member
Member

Date of Hearing: 15.05.2023

Hearing: 3rd

Present:-Adv Tarun on behalf of respondents.

ORDER (NADIM AKHTAR- MEMBER)

This suo-motu complaint was registered against the respondent for not uploading quarterly progress reports of project registered vide Registration No. HRERA-PKL-SNP-72-2018 dated 14.12.2018 valid upto 30.06.2019.


2. The matter was last considered on 27.02.2022 whereby Authority directed the promoter to file online quarterly progress reports for the quarters upto which the occupation certificate has been granted by DTCP. Further, as the registration of the project had already expired on 30.06.2019 and occupation certificate was received on 08.08.2019, therefore, the promoter was also directed to apply for the extension of registration.
3. In view of the aforesaid, respondent vide reply dated 19.04.2023 has stated that they had applied for grant of Occupation Certificate on 29.05.2019. However, Occupation Certificate was granted on 08.08.2019. Further, the project was complete in all respects on 29.05.2019, i.e., well before the completion date of the project i.e. 30.06.2019 and all the services were laid down at site and construction works were also completed. Therefore, the respondent has requested to grant exemption from seeking extension to the registration for 38 days as per the direction passed by order dated 27.02.2023. Further, the respondents have requested that User ID and password may kindly be provided for filing the quarterly progress report online as User ID and password have been inadvertently misplaced by them.
4. In view of the above, Authority stands by its decision dated 27.02.2023 in which it was decided that the promoter should apply for gap period from grant of registration (30.06.2019) to grant of occupation certificate (08.08.2019). Authority further observes that since as on date the registration stands expired, therefore the



promoter is directed not to sell any unsold inventory or create any third party rights in the project till extension is granted.

5. Further, Authority also directs the office to provide user id and password to the respondent as requested.

6. Adjourned to 26.06.2023.


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DR. GEETA RATHEE SINGH
[MEMBER]


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NADIM AKHTAR
[MEMBER]