HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (Suo-Motu)1066 of 2020

HRERA, Panchkula

...COMPLAINANT

VERSUS

Pivotal Infrastructure.

....RESPONDENT

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

Date of Hearing: 15.05.2023

Hearing: 15th

Present: - Adv. Manju Goyal on behalf of Intervener.

Adv. Vaibhav Grover on behalf of respondent

ORDER (Nadim Akhtar -Member)

Notice u/s 35 of the RERA Act, 2016 dated 05.10.2020 was issued to the promoter for neither completing the project within the timelines declared under section 4(2)(l)(C) of the RERA,Act 2016 at the time of seeking registration nor seeking extension of registration of the real estate project namely "Royale Heritage" registered vide registration no. HRERA-PKL-FBD-47-2018 dated 14.09.2018 valid upto 31.12.2019 for development of a group housing colony on land measuring 20.31 acres in Sector-70, Faridabad. As per the records of the Authority 18 towers were to be constructed. As per information furnished by the

promoter occupation certificate in respect of 16 towers have been received and only two towers namely, Tower 1 and Tower 2 remain to be completed.

2. The Authority vide its order dated 07.04.2021 imposed cost of Rs. 50,000/- as no one was appearing on behalf of the respondents nor complying with the orders of the Authority.

3. On 16.01.2023, Sh. Rohan Gupta, Learned Counsel for respondent/promoter stated that they had received Occupation Certificate for Tower 1 & 2 on 06.01.2023.

4. However ,today, Shri Vaibhav Grover counsel informs the Authority that on 06.01.2023 STP Faridabad had forwarded his report to the DGTCP regarding grant of OC and now the request for grant of Occupation Certificate is pending before DGTCP.

5. Today the Authority observes that 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 . Further, respondent is directed to pay earlier imposed cost of Rs.50,000/- on or before the next date of hearing.

6. Adjourned to **07.08.2023**.

.....
DR. GEETA RATHEE SINGH
[MEMBER]

.....
NADIM AKHTAR
[MEMBER]