



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

## COMPLAINT NO. 1160 OF 2021

HRERA, Panchkula

....COMPLAINANT

VERSUS

Rise Projects Private Ltd

....RESPONDENT

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

Nadim Akhtar Member

**Date of Order:** 07.08.2023

**Present:** Mr. Venkat Rao, Ld. counsel for the respondent.

### ORDER (Nadim Akhtar-Member)

1. Present suo-motu compliant was initiated for monitoring the progress of the project namely "Rise Sky Bungalows", a group housing colony, being developed on land measuring 2.64 acres in Sector-41, Faridabad.
2. When the matter pertaining to the third extension of the above project was taken up by the Authority in its meeting held on 22.08.2022 vide item no. 182.14 the Authority decided to appoint a Local Commissioner to visit site of the project and report the progress of project since its registration.

3. Thereafter, Authority adjourned the matter on 03.10.2022, 21.11.2022 and 01.05.2023 awaiting report of Local Commissioner. The counsel of the respondent promoter submitted that neither any inspection has been conducted nor any report of the local commissioner received by them till date.
4. The counsel informed the Authority that the suo motu complaint was last listed on 01.05.2023 which was attended by him through video conferencing. Arguments were also put forth based on the reply dated 01.05.2023. However his presence was not marked. Today, Authority again went through the reply dated 01.05.2023 and took on record the arguments put forth by the Ld. Counsel.
5. Respondents vide reply dated 01.05.2023 had submitted that they have obtained Lift NOC vide letter dated 15.03.2023, Fire Safety NOC vide letter dated 31.12.2022, Structure NOC vide letter dated 26.12.2022. The respondent has also submitted that an application dated 28.01.2022 for sanction of electrical load is under consideration with DHBVN, Hisar. However, the letter dated 26.12.2022 relates to the Peer review of the structural drawings.
6. The respondent has submitted that development works with respect to construction of the Towers including all internal developments thereof, all landscaping of the Project, other facilities and amenities have been completed in all respects. The respondent also submitted the photographs of the project.
7. The respondent further submitted that allottees are willing to take the possession. However, the respondent is not able to handover the possession and execute conveyance deed as MCF is not granting the completion certificate for the project.



8. Authority while considering the case for third extension of the project vide its order dated 22.08.2022 observed that *“since adequate progress is not being reported by the promoters, and keeping the interest of the allottees in view, further sale in project is prohibited. Further sale will be considered by Authority on completion of project”*. Respondent submitted that since the project is complete in all respects further ban on the sale be revoked. Further, the respondents submitted that MCF may again be directed to grant the completion certificate for the instant project.
9. Authority observed that since LC appointed in the complaint is not submitting the report, therefore Ld. CTP be appointed as Local Commissioner to report the progress of the project since its registration. Regarding the request of the respondent for lifting the ban on further sale of unsold inventory, Authority observed that the same shall be considered after the report of Local Commissioner.
10. As regards the request of the respondent of directing the MCF to grant completion certificate, Authority directed that the respondent may approach the competent Authority at their own level.
11. Adjourned to 04.09.2023 awaiting the report of Local Commissioner.

  
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**DR. GEETA RATHEE SINGHH**  
**[MEMBER]**

  
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**NADIM AKHTAR**  
**[MEMBER]**