



Complaint No. 2810 of 2022

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (Suo-Motu) 2810 of 2022

HRERA, Panchkula

...COMPLAINANT

VERSUS

Ozone GSP Infratech Sarvome House

....RESPONDENT

CORAM: Dr. Geeta Rathee Singh
Nadim Akhtar

Member
Member

Date of Hearing: 07.08.2023

Hearing: 2nd

Present: -Mr. Satish Kumar, proxy on behalf of the respondent..

ORDER (Nadim Akhtar- Member)

Present suo-motu complaint was registered against the respondent promoter for neither completing the project within the timelines declared u/s 4(2)(1)(c) at the time of seeking registration nor applying for extension of project namely "The Presidio" a Group Housing colony measuring 1.744 acres in Sector-31, Village Atmadpur, Faridabad registered vide Registration No. 276 of 2017 dated 09.10.2017 valid upto 08.10.2020. After granting benefit of covid period the registration stands expired on 08.07.2021.

2. A show cause notice dated 20.10.2022 was issued to the respondent promoter directing to furnish information relating to the status of the Project on the date of

expiry of registration under the provisions of Section 35 of the Real Estate (Regulation and Development) Act, 2016.

3. On the last date of hearing Authority imposed a ban on the sale of any unsold inventory or create any third party rights in the project till extension is granted.
4. The promoter vide reply dated 19.04.2023 stated that due to certain unavoidable circumstances their project is on hold since 2018 and there are no construction activities going on in the said project. Therefore, they are not able to make the due compliances related to HRERA within the time frame. Further, the respondent has requested to provide Login ID for the project to make all the compliances. The respondent has further stated that the firm has not sold any flat after 8th October, 2020.
4. Today, Authority directed the office to provide Login ID to the respondent. A penalty of Rs. 50,000/- has been imposed for not complying with the orders of the Authority. The penalty amount be deposited in the registry of the Authority. Till then the ban on sale of unsold inventory and creation of any third party rights in the project be continue.
5. Adjourned to 04.09.2023.



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DR. GEETA RATHEE SINGH
[MEMBER]



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NADIM AKHTAR
[MEMBER]