HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 3189 of 2022

HRERA, Panchkula ...COMPLAINANT

VERSUS

Ashiana Realtech Pvt. Ltd. ....RESPONDENT

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

Date of Hearing: 06.02.2023

Hearing: 1st

Present: - None on the behalf of the respondent.

ORDER [NADIM AKHTAR-MEMBER]

This suo-motu complaint was registered against the respondent for neither applying for further extension of registration of the project as required under Section-6 of Real Estate (Regulation & Development) Act, 2016 nor submitting any information/documents showing completion of the project or part completion/completion certificate issued by the competent Authority within time period of registration of the project "The Cubix" a group housing colony on land measuring 9.40 acres in Sector-23, Dharuhera, Rewari was got registered from the Authority vide Registration No. HRERA-PKL-RWR-39-2018 dated 20.08.2018 which was valid upto 31.03.2019. First extension was granted upto 14.03.2020 and second upto 14.09.2021 (including six months Covid period from

25.03.2020 to 24.09.2020 and special extension of three months from 01.04.2021 to 30.06.2021.) Hence, the said registration stands expired on 14.09.2021.

2. The Authority in exercise of the powers conferred under Section-35 of the Real Estate (Regulation & Development) Act, 2016 issued a show cause notice dated 29.11.2022 directing to furnish certain information along with documentary evidence in support thereof within 30 days.
3. The applicant/promoter vide reply dated 02.01.2023 has submitted that part Occupation Certificate dated 08.11.2022 for tower no. A1, A2, B1, B2, EWS Block B and convenient shopping has been received. The respondent has got the license renewed from DTCP upto 14.03.2025. Further, the respondent has submitted that Phase 2 consisting of three towers is yet to be booked/developed and constructed and they will apply for the necessary permissions for the same from the Authority in future. The respondents have not submitted the reasons for the delay in completion of the project.
4. In view of the above, 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.
5. Adjourned to **17.07.2023**.

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DR. GEETA RATHEE SINGH
[MEMBER]

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NADIM AKHTAR
[MEMBER]