



Complaint No. 1174 of 2022

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (Suo-Motu) 1174 of 2022

HRERA, Panchkula

...COMPLAINANT

VERSUS

Espire Infrastructure Corporation Ltd.

....RESPONDENT

CORAM:

Dr. Geeta Rathee Singh

Member

Nadim Akhtar

Member

Date of Hearing: 26.07.2023

Hearing: 3rd

Present: - No one on behalf of 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 "Hamilton Heights" Espire Towers, Tower-B (having an FAR of 8364.45 sq. mtr) of the group housing colony measuring 4.793 acres in Sector-37, Faridabad

registered vide Registration No. HRERA-PKL-FBD-126-2019 dated 28.06.2019 valid upto 31.07.2020.

2. A reply dated 22.11.2022, submitted by the promoter states that Authority had granted one year extension in addition to nine months Covid extension after which the registration was valid upto 30.04.2022.
3. On 27.02.2023 Authority had observed that since 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.
4. The respondent applied for second extension up to 30.04.2023 on 06.03.2023 and vide orders dated 20.03.2023 Authority directed to issue public notice and to conduct audit of the project. Vide letter dated 07.08.2023 Authority appointed M/s Prakash Ved & Co. as auditors. However, audit report has not been verified. Further, no objection was received in the public notice issued on 21.06.2023.
5. The respondent vide PUC dated 06.09.2023, has applied for third extension. Both extensions are under consideration of the Authority.
6. After consideration, Authority decides to dispose of this suo motu complaint. However, the ban on sale of any unsold inventory or creation of any third-party rights in the project will continue till extension is granted.



7. **Disposed of.** File be consigned to record room after uploading of order on the website of the Authority.



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Dr. GEETA RATHEE SINGH
[MEMBER]



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NADIM AKHTAR
[MEMBER]