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: 21.08.2023

Hearing: 3rd

Present: - Sh. Mohit Garg on behalf of the respondent.

ORDER [NADIM AKHTAR-MEMBER]

Present suo-motu complaint was registered against the respondent/ promoter of project "The Cubix", a Group Housing Colony on land measuring 9.40 acres in Sector-23, Dharuhera, Rewari registered 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. No application for extension of registration of the project as required under Section-7(3) of Real Estate (Regulation &

e) An affidavit to the effect that as and when promoter proposed to construct/develop second phase in future they will apply for necessary permission from HRERA Panchkula.

6. The respondent vide reply dated 18.08.2023 submitted an affidavit stating that they will not start the construction, development or selling of the second phase of the project in near future on the FAR measuring 19537.807 sq. mts. out of 65698.913 sq. mts. and apply for the phasing of the license no 20 of 2012 before DTCP within 60 days. Further, the Promoter undertakes that they will get the second phase of the project registered before starting the development or selling of the land or units/flats failing which the promoter may be liable for penal action.

7. The Authority decided that:

   a. Sale in the completed four towers is allowed;
   b. Audit of project be got done from an empanelled Firm;
   c. Public notice be issued for inviting objections from general public.
   d. Promoter will submit a copy of the application filed before the DTCP for phasing of project;
   e. All the Community facilities of the project should be constructed by the promoter.

8. Adjourned to **07.02.2024.**

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DR. GEETA RATHEE SINGH
[MEMBER]

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NADIM AKHTAR
[MEMBER]