



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: 04.09.2023

Hearing: 11th

Present: Mr. Venkat Rao, Ld. counsel for the respondent and Sh. B.S.
 Dhillon Senior Architect, Municipal Corporation Faridabad

ORDER (Nadim Akhtar-Member)

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. The matter pertaining to third extension of the captioned project was taken up by the Authority in its meeting held on 22.08.2022, wherein Authority decided

to appoint Sh. Inderjit Ghai of M/s General Highway & Infracon Pvt. Ltd. as Local Commissioner to report the progress of project since its registration.

3. On the last date of hearing, 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.

4. Today, Ld. CTP submitted the site report by visiting the site on 14.08.2023 in the presence of Shri Vaibhav Jain, CMD Rise Projects Pvt. Ltd. Authority has taken on record the site report. The relevant part is reproduced below:

- a. *The project comprises of 203 apartments and 8 villas which are almost complete and ready for possession. However, the villas are under construction.*
- b. *Municipal Corporation, Faridabad was to provide a metalled road as approach to site, sewage disposal lines, water supply, storm water drainage, street light and electrification.*
- c. *As regards the provision of services along the main sector road from Anangpur to village Sarai Khawaja from which the six Group Housing sites derive their access and Rise Projects is one of them, only water supply lines are laid along the sector road.*
- d. *The approach road has been constructed at site. However, the promoters are disputing the road levels at both the entry points which are not in consonance with the levels as approved in the sanctioned plan.*
- e. *Sewer lines are being laid along the Sector Road. However, it's connection with the main line or sewage treatment plant can be known only from Municipal Corporation.*
- f. *Water supply lines are laid. However boosting station across the sector road in Sector 42 is not operational therefore water is not running through the Pipes. The pump house will have to be made operational for supply of water.*
- g. *Status of storm water drains can only be known from the Municipal Corporation.*
- h. *Permission of electricity load of 1200 KVA has been sanctioned by DHBVNL on 04.08.2023; However the transformers have yet to be installed. The electric lines outside the site along the 18 mtrs wide road have been installed.*

5. Today, Adv. Venkat Rao appearing on behalf of respondents informed the Authority that internal services of the project are complete, however, Municipal Corporation, Faridabad has failed to complete the external development works.



6. 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 deeds as MCF is not granting the completion certificate for the project.
7. Authority directed Sh. B.S. Dhillon Senior Architect, appearing on behalf of Municipal Corporation, Faridabad to submit a reply stating the timeline within which services will be provided in the project.
8. Acceding to the averment made by the respondents, Authority observes that Municipal Corporation Faridabad has not been able to complete the external development works till date thus making the project inhabitable and non-operational. Authority observes that keeping the interest of the allottees in view ban on sale in project will continue.
9. Authority further directs Municipal Corporation Faridabad to submit reply before the next date of hearing. Further, the office is directed to send a copy of these orders to Municipal Corporation Faridabad via mail and registered post.
10. Adjourned to 08.01.2024.


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Dr. GEETA RATHEE SINGH
[MEMBER]


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NADIM AKHTAR
[MEMBER]