HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (Suo-Motu) 1226 of 2023

HRERA, Panchkula ...COMPLAINANT

VERSUS

DC Mansion LLP ....RESPONDENT

CORAM:	**Parneet S Sachdev**	**Chairman**
	Nadim Akhtar	**Member**
	Dr. Geeta Rathee Singh	**Member**
	Chander Shekhar	**Member**

Date of Hearing: 10.01.2024

Hearing: 2nd

Present: - Sh. Dinesh Batra on behalf of the respondent.

ORDER (Parneet S Sachdev-Chairman)

This suo-motu complaint was registered against the respondent promoter of the project namely; "Narwana Greens" an Affordable Residential Plotted Colony (under DDJAY) on land measuring 11.63 acres situated in the revenue estate of village Narwana, Sector-15, Narwana, Jind registered

vide registration no. HRERA-PKL-JND-394-2023 dated 03.02.2023 which is valid upto 21.11.2027 for changing the bank account without permission of the Authority.

2. The respondent was directed to submit a statement of both the accounts and further inform that whether the entire amount has been transferred to the new account.
3. The promoter vide reply dated: 06.07.2023, 28.07.2023 and 22.12.2023 has submitted the following:
   i. Details of master account, RERA account and current account.
   ii. Statement of current account (a/c 59219999991717 from 18.07.2022 to 04.07.2023.
   iii. Statement of master account (a/c 50200078597840 from 25.03.2023 to 04.07.2023.
   iv. Statement of RERA account (a/c 50200075991239 from 25.03.2023 to 04.07.2023.
   v. An affidavit stating that no amounts have been realized from any customer/allottee by the company till date in the previous RERA account no. 5921999999717 maintained with same bank branch of HDFC Bank Ltd. and that no lien shall be created on the master account as well as RERA account by the Company.
4. The Authority is of the view that the promoter has violated the provisions of the RERD Act, i.e., section 4(2)(l)(D) by changing the bank account without permission of the Authority so penalty is to be imposed on the promoter. However, the quantum of penalty being imposed is minimal keeping in view that all funds from the allottees were deposited in the new RERA account.
5. The Authority directs the respondent to deposit a penalty of Rs. 50,000/- before the next date of hearing.

6. Adjourned to **20.03.2024**.

Chander Shekhar	Dr. Geeta Rathee Singh	Nadim Akhtar	Parneet S Sachdev
Member	Member	Member	Chairman