



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (Suo-Motu) 2826 of 2022

HRERA, Panchkula

...COMPLAINANT

VERSUS

Housing Board Haryana

....RESPONDENT

CORAM:

Parneet S Sachdev

Chairman

Nadim Akhtar

Member

Dr. Geeta Rathee Singh

Member

Chander Shekhar

Member

Date of Hearing: 31.01.2024


Hearing: 5th


Present: Sh. Lalit, Executive Engineer on behalf of respondent.

ORDER (Parneet S Sachdev-Chairman)


Present suo-motu complaint was registered against the respondent promoter for neither completing the project within the timelines declared w/s 4(2)(1)(c) at the time of seeking registration nor applying for extension of registered project namely "Flats For Defence Personnel, GH-5" a group housing colony measuring 1.38 acres in Sector 31, Panchkula registered vide Registration No. 30 of 2018 dated 07.08.2017 valid up to 31.12.2019. After granting benefit of covid period the registration stands expired on June 2021.

2. When this matter was heard on 05.07.2023, neither anyone appeared on behalf of respondents nor any reply was filed. therefore, Authority in exercise of its powers under Section 63 decided to impose a penalty of 5% of the total estimated cost of the project (as mentioned in REP-I Part C as 3849 Lakhs) amounting to **Rs 192.45 lakhs**, and directed the promoter to deposit the same in the registry of Authority before next date of hearing.
3. On the last date of hearing i.e. 04.12.2023, neither anyone appeared on behalf of respondents nor any reply has been filed. The Authority directed the promoter to show cause as to why registration be not revoked under Section 7 of the RERA Act, 2016 for defaulting in getting the project renewed/extended as per the provisions of this Act or the rules or the regulations made thereunder. The penalty of 5% of the total estimated cost of the project amounting to Rs 192.45 lakhs should also be deposited in the registry of Authority before the next date of hearing.
4. The respondent vide reply dated 25.01.2024 has informed that the internal civil and electrical works along with installation of lifts were completed on 31.12.2020 and Occupation Certificate from the competent Authority has been received on 18.11.2021.
5. The Authority is of the view that since the registration in present case had already lapsed in June 2021 and Occupation certificate has been received on 18.11.2021 therefore the respondent should file an application for extension of registration for the gap period. Further, the respondent is directed to submit a reply to the show cause notice for penalty before the next date of hearing.
6. Adjourned to 24.04.2024.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman