



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1697 OF 2023

HRERA, Panchkula

...COMPLAINANT

VERSUS

Suresh Kumar & Jai Narain Bansal

....RESPONDENT

**CORAM: Dr. Geeta Rathee Singh
Nadim Akhtar**

**Member
Member**

Date of Hearing: 11.12.2023

Hearing: 2nd

Present: - Sh. Aman Bansal on the behalf of the respondent.

ORDER [NADIM AKHTAR-MEMBER]

This suo-motu complaint relates to the project of an Affordable residential plotted colony on land measuring 9.315 acres situated at Anjan Thali Road, Village Taraori, Tehsil Nilokheri, Karnal, Haryana registered vide Registration No. HRERA-PKL-145-2017 dated 28.08.2017 valid upto 27.08.2022. Notice under section 35 of the Act was issued to the promoter for non-submission of following information/documents in the said project: -

- i. The registration granted by the Authority cited above lapsed on 27.08.2022, you have neither applied for further extension of registration of the project as required under section-6 of Real Estate (Regulation & Development) Act, 2016 nor submitted any information/documents showing that project stands completed or part completion/completion certificate has been granted by the competent Authority within time period of registration.
- ii. It has also been observed that you have failed to fulfil your obligations u/s 11 of the RERA Act as:
 - a. You are not uploading quarterly progress reports of above-mentioned project.
 - b. License no. 14 of 2017 dated 02.05.2017 was valid upto 01.05.2022. You have not submitted the renewed license.
 - c. Approved copies of Demarcation and Zoning Plans have not been submitted.
 - d. Duly approved building plans in respect of commercial pocket measuring 0.373 acres have not been submitted.
 - e. NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India before



execution of development works at site have not been submitted.

2. On the last date of hearing Authority observed that as on date 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.

Further, the respondent promoter was directed to submit the above said information/documents before the next date of hearing or show cause as to why penalty upto 5% of the estimated cost of the project be not imposed upon him under section 61 read with section 63 of RERA Act, for contravention of the provisions of the Act and not complying with the orders of the Authority.

3. Vide reply dated 18.10.2023, the respondent has submitted the following:
 - i. Completion Certificate was issued by DTCP on 04.09.2019, therefore there is no need for renewal of license;
 - ii. QPR submitted upto 31.03.2019;
 - iii. Approved copy of demarcation and zoning plan;
 - iv. Commercial site is not being developed as integrated complex so building plans not been got approved, however the site is being developed as commercial plotted and copy of SCO and approval is enclosed;



- v. Project does not cover under notification dated 14.09.2006 hence requisite clearance not required.

Promoter requests to withdraw the notice and take the documents on record.

4. Today, Sh. Aman Bansal informed the Authority that percentage of remaining work in terms of cost is Nil and 100% services have been laid at site.
5. Authority directs the respondent to provide soft copy of the above-mentioned documents so that they can be uploaded online. Authority further directs the office to take the said documents on record.
6. **Disposed of.** File be consigned to record room after uploading the documents.


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DR. GEETA RATHEE SINGH
[MEMBER]


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NADIM AKHTAR
[MEMBER]