HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (Suo-Motu) 3018 of 2022

HRERA, Panchkula ...COMPLAINANT

VERSUS

VRP Buildtech Pvt. Ltd. ....RESPONDENT

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

Date of Hearing: 10.01.2024

Hearing: 4th

Present: - Adv. Rohan Gupta, counsel for the respondent through video conference

ORDER (PARNEET S SACHDEV - CHAIRMAN)

Present suo-motu complaint was registered against the respondent promoter for neither completing the project within the timelines declared u/s 4(2)(l)(c) at the time of seeking registration nor applying for extension of registration of project

namely "Happy Homes Grand" an affordable group housing colony measuring 5.05 acres in Sector-85, Faridabad registered vide Registration No. 122 of 2017 dated 28.08.2017 valid upto 27.08.2021. After granting benefit of covid period the registration stands expired on 27.05.2022.

2. A show cause notice dated 21.11.2022 was issued to the respondent promoter directing to furnish certain information under Section 35 of the RERA Act, 2016.

3. The matter was last heard on 26.07.2023, wherein Authority directed the promoter to show cause as to why penalty proceedings under Section 61 read with Section 63 of the RERA Act 2016 for failure to comply with the orders of the Authority may not be initiated. It was further made clear that the ban on the sale of unsold inventory or creation of any third party rights in the project will continue till extension is granted.

4. Learned counsel for the respondent sought time to comply with the orders of the Authority.

5. Since, neither an application for extension of registration of the project has been filed by respondent nor any reply has been received in the matter, therefore, promoter is directed to show cause as to why penalty of ₹5 lac be not imposed under Section 61 read with Section 63 of the RERA Act, for contravention of the provisions of the Act and not complying with the orders of the Authority.

4. Adjourned to **24.04.2023**

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

Haryana Real Estate Regulatory Authority Gurugram