



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1162 OF 2021

HRERA, Panchkula

....COMPLAINANT

VERSUS

Propex Realty Services Ltd.

....RESPONDENT

CORAM:

**Parneet S Sachdev
Nadim Akhtar
Chander Shekhar**

**Chairman
Member
Member**

Date of Hearing: 28.02.2024

Hearing: 11th

Present: - Sh.Jyoti Sidana (Representative) of the 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 u/s 4(2)(1)(c) at the time of seeking registration nor applying for extension of registered project namely "Propex City" – a residential plotted colony on land measuring 6.00 acres situated in Sector 8, Palwal, Haryana registered vide Registration No. HRERA-PKL-PWL-122-2019 dated 28.11.2017 valid upto 30.11.2020. While

granting first extension of the project upto 31.08.2022, the Authority decided to monitor the progress of the project.

2. On 26.12.2022, Authority observed that though the promoter had applied for grant of Completion Certificate on 03.03.2022 but the registration stood lapsed, therefore, directed the promoter not to sell any unsold inventory or create any third party rights in the project till extension is granted.
3. On 11.07.2023, the Authority directed the promoter to show cause as to why registration may not be revoked U/s 7 of the RERD Act, 2016 and penalty proceedings U/s 61 read with Section 63 be not initiated for contravention of the provisions of the Act and not complying with the orders of the Authority.
4. On 30.10.2023, the Authority granted one last opportunity to the respondent to comply with the orders failing which it will be constrained to impose a penalty of Rs. 5 Lac U/s 60 and 61 read with Section 63 for contravention of the provisions of the Act and not complying with the orders of the Authority.
5. Vide Reply dated 08.01.2024, the respondent promoter has informed that :
 - i. The project "Propex City" is completed in all respects and Completion Certificate granted by Department of Town & Country Planning, Haryana on 27.06.2023 .



ii. Department of Town & Country Planning, Haryana has approved Service Plan/Estimate of project vide Memo dated 11.01.2022.


iii. The thought that the application for extension is not required after the submission of application for grant of completion certificate.

iv. The respondent requested the Authority to withdraw the earlier orders as they have applied for Extension of Registration .

6. On 10.01.2024, the respondent submitted that the promoter has applied for extension of registration on 08.01.2024. The Authority was of the view that the promoter has now applied for extension but the registration had already expired on 31.08.2022. The Authority imposed a penalty of Rs. 5 Lacs U/s 60 and 61 read with Section 63 of the Act and directed that the said amount be deposited in the registry before the next date of hearing.

7. Today, Sh. Jyoti Sidana submitted that the penalty of Rs. 5 Lacs has already been paid on 25.02.2024. The Promoter vide letter dated 28.02.2024 has submitted the receipt of payment of Rs. 5 Lacs.

8. Since, the promoter has deposited the said penalty on 25.02.2024 and applied for extension on 08.01.2024, therefore, this notice is hereby discharged. File be consigned to record room after uploading the orders.


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Chandar Shekhar
Member


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Nadim Akhtar
Member


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Parneet S Sachdev
Chairman