HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (Suo-Motu) 3092 of 2022

HRERA, Panchkula ...COMPLAINANT

VERSUS

Dwarkadhis Projects Pvt. Ltd. ....RESPONDENT

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

Date of Hearing: 18.12.2023

Hearing: 2nd

Present: - Adv. Tarun Ranga on the behalf of the respondent.

ORDER [Parneet S Sachdev-Chairman]

This 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 the project namely; "Casa Romana" a Group Housing

Colony measuring 8.376 acres situated in sector-22, Dharuhera, Rewari registered vide registration no. HRERA-PKL-RWR-105-2019 dated 21.05.2019 which was valid upto 31.03.2021. After granting covid benefit the registration stands expired on 31.06.2021.

2. In view of aforesaid, a show cause notice dated 23.11.2022 was issued to the respondent promoter directing to furnish information relating to the status of the project on the date of expiry of registration.
3. On the last date of hearing, i.e. 16.01.2023, 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.
4. Today, Adv. Tarun Ranga informed the Authority that they have applied for extension of project registration on 20.02.2023.
5. In agenda proceedings relating to extension of project, Authority on 11.09.2023 had observed that promoter at the time of registration had submitted 31.03.2021 as the completion date of project in A-H proforma. After giving relief of covid period of nine months, registration would be valid up to 31.12.2021. Thus, this would be the second extension of project.

After consideration Authority decided that promoter should deposit the extension fee accordingly. Extension fee cannot be waived of. Authority also decided that audit of project be got done from a CA firm empanelled

by HRERA Panchkula and a public notice be issued for inviting objections from general public. The matter was adjourned to 20.11.2023

6. The Public notice was issued on 13.10.2023 and no objections were received. Vide letter dated 17.10.2023, M/s S.P. Chopra & Co. were appointed to audit the project. On 21.11.2023, as the Audit report was not submitted and no reply was received from the promoter, the matter was adjourned to 22.01.2024.
7. Authority directs the promoter not to sell any unsold inventory or create any third party rights in the project till extension is granted.
8. Adjourned to **24.04.2024**.

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