HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1081 of 2020

HRERA, Panchkula ...COMPLAINANT

VERSUS

Parsvnath Developers Ltd. ....RESPONDENT

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

Date of Hearing: 21.02.2024

Hearing: 21st

Present: - Adv. Rupali Verma on behalf of Respondent.

ORDER (Parneet S Sachdev-Chairman)

This suo-motu complaint was registered in respect of registration no.132 of 2017 dated 28.08.2017 granted for a group housing project namely, "Parsvnath Preston" measuring 6.73 acres, which lapsed on 31.12.2019.

2. The Authority on 21.11.2023 had observed that the case relating to the extension of registration submitted on 18.11.2021 was placed before the Authority in its meeting held on 29.11.2021 wherein it was observed that *the item was withdrawn with the permission of the chair as the matter had already been considered by the Authority while hearing Suo motu complaints.* Further, the Authority vide its orders dated 29.11.2021 had already directed Sh. Sanjeev Jain, Managing Director of the company to submit a comprehensive action plan for development of the project and also the source from which funds will be arranged. It was also observed that further decision will be taken after furnishing of this information. The Authority had also directed the promoter to show cause as to why penalty proceedings 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 be not initiated.

3. Reply to the orders dated 21.11.2023 has not been filed by the respondent however, Adv. Rupali Verma appeared and apprised the Authority that Managing Director of the company could not come present before the Authority due to the ongoing Farmer Agitation. She further apprised the Authority that License of the present project is now renewed up to 15.10.2024, however, copy of the renewed license has not been submitted by her. She further averred that Building Plans of the present project have been revised and application for their approval is pending before DTCP since June, 2022 and the same have not been approved till date.

4. Since the application for extension of project has been filed by the respondent on 18.11.2021 and from 29.11.2021 (date of consideration of extension application by the Authority), the respondent has sought repeated adjournments. Therefore, the Authority observes as follows:

a. A detailed reply explaining as to why the application for extension of project has not been pursued by the respondent since 2021, be submitted.

b. A copy of the application for revision of building plans filed before DTCP Haryana along with all the communications and present status of such application be submitted before the next date of hearing.

c. The respondent is directed to show cause as to why their project be not handed over to the association of allottees for not completing the project as per timelines declared by them in the registration certificate.

d. A copy of renewed license be submitted.

e. The Managing Director of the company be present in person on the next date of hearing along with all the necessary documents as directed by the Authority vide order dated 14.03.2022 failing which arrest warrants as per the provisions of the RERA Act,2016 will be issued against him for procuring his presence.

f. Since on the last date of hearing, the respondent was directed to show cause as to why penalty proceedings under section 60 and 61 read with section 63 of the RERA Act, 2016 be not initiated and even today, the Managing Director of the company is not present, therefore the Authority imposes a penalty of Rs. Eight lacs upon the respondent for violating the provisions of the Act, which should be deposited before the next date of hearing.

5. Adjourned to **20.03.2024**.

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