



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 901 of 2022

HRERA, Panchkula

...COMPLAINANT

VERSUS

Suman Villas Pvt. Ltd.

....RESPONDENT

CORAM: Parneet S Sachdev
Nadim Akhtar
Chander Shekhar

Chairman
Member
Member

Date of Hearing: 15.05.2024

Hearing: 6th

Present: Adv. Vrinda Gupta, proxy counsel on behalf of Adv. Rupali Verma.

ORDER (Parneet S Sachdev-Chairman)

This suo-motu complaint was registered against the respondent for not completing his project within the timelines declared u/s 4(2)(1)(c) at the time of seeking registration nor seeking extension of registration of project namely; "Jhajjar One" a Group Housing Colony measuring 5.164 acres situated at Sector 8, Jhajjar registered vide Registration No. HRERA-PKL-JJR-57-2018 dated

17.10.2018 which was valid upto 31.03.2020. Promoter has not submitted any information/documents pertaining to the status of the project.

Though, Authority has granted general extension to all registered projects due to COVID-19 vide its order dated 26.05.2020, however, even after availing benefit of general extension, registration stands expired on 30.09.2020.

A show cause notice dated 20.05.2022 was issued to the respondent promoter directing to furnish information relating to the status of the project on the date of expiry of registration.

2. When this matter was heard by the Authority on 17.04.2023, Authority had directed the promoter not to sell any unsold inventory or create any third-party rights in the project till extension is granted.


3. On 11.12.2023, neither anyone appeared nor any reply has been filed. 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 under Section 60 and 61 read with Section 63 for contravention of the provisions of the Act and not complying with the orders of the Authority.

4. On the last date of hearing i.e., 28.02.2024, on the request of Adv. Rupali, the Authority granted another opportunity to the respondent to comply with the orders failing which it will be constrained to impose a penalty of Rs. 5 Lac under Section 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. Now, vide letter dated 22.04.2024, the respondents have applied for extension of registration, which is pending before the Authority in its agenda items. In view of the above, the show cause notice issued by the Authority is hereby discharged and this Suo-motu complaint stands **disposed of**. Ban on sale of



inventory shall continue until the extension is granted by the Authority. File be
consigned to record room after uploading the orders.


.....

Chander Shekhar
Member


.....

Dr. Geeta Rathee Singh
Member


.....

Nadim Akhtar
Member


.....

Parneet S Sachdev
Chairman

