HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (Suo-Motu) 255 of 2024

HRERA, Panchkula

...COMPLAINANT

VERSUS

M/S Dream Merchant Promoters Pvt. Ltd.

....RESPONDENT

CORAM:

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

Date of Hearing: 15.05.2024

Hearing: 2nd

Present: Sh. Sanjay Christopher via video conferencing on behalf of the respondent.

ORDER [Parneet S Sachdev-Chairman]

This suo-motu complaint was registered against the respondent promoter for not applying for extension in time of the project - an Affordable Residential Plotted Colony measuring 5.712 acres situated in Village Garhi Alawalpur, Sector-7A, Dharuhera, Distt. Rewari registered vide Registration No. HRERA-PKL-RWR-14-2018 dated 07.06.2018 valid uptill May 2022. After granting covid extension the registration lapsed in February 2023.

2. Application of promoter dated 05.10.2023 and 09.10.2023 for grant of first extension of registration of project was placed before the Authority in its meeting held on 18.12.2023 (revised on 07.02.2024) wherein:

> *"8. Authority observed that promoter has applied for completion on 03.09.2021 but has not yet been granted. Promoter has not given details as to why completion certificate has not been issued. Registration was valid upto May 2022 whereas promoter has applied for extension on 05.10.2023 and 09.10.2023. Thus, has violated the provisions of RERD Act, 2016. There is no clarity in the CA Certificate dated 01.12.2023 submitted by the promoter.*
> *After consideration, Authority decided that promoter be issued show cause notice under Section-61 of RERD Act, 2016 as to why penalty may not be imposed for not applying extension in time."*

3. In view of aforesaid, a show cause notice dated 05.03.2024 was issued under section 61 of RERD, Act 2016 to the promoter as to why penalty may not be imposed for not applying for extension in time.
4. On 20.03.2024, the Authority listed this suo motu case on 27.03.2024 to be adjudicated with agenda proceedings.
5. The promoter submitted reply dated 24.01.2024 in the agenda proceedings wherein the promoter submitted completion certificate of the project dated 11.01.2024 for an area measuring 5.712 acres and stated the following reasons for delay in completion of project:

    1. Change of policy of supplying electricity from 11 Kv to 33Kv;
    2. Fulfilling the objection raised by DTCP for granting Completion certificate took some time (enclosed gift deed in favour of Governor, Haryana).

6. On 01.05.2024, Authority in agenda proceedings of extension *granted one last opportunity to the promoter to submit service plan estimates and amended CA Certificate. Promoter should also file QPRs up to the date of completion certificate failing which penal proceedings will be initiated.*
7. After consideration, the Authority decides to impose a penalty of Rs. 50,000/- for not applying for extension in time and directs the promoter to submit the said amount in the registry of the Authority before the next

date of hearing. Further, the promoter should comply with the orders of the Authority dated 01.05.2024 failing which penal proceedings will be initiated.

8. Adjourned to **21.08.2024**.

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