HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 3093 OF 2022

HRERA, Panchkula ....COMPLAINANT

VERSUS

Akashganga Township 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: 4th

Present: - None for 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)(l)(c) at the time of seeking registration nor applying for extension of registered project namely "Akashganga Township Pvt. Ltd." a residential plotted colony on land measuring 31.193 acres falling in the revenue estate of Village Ratia, Sector -6,Fatehabad

registered vide Registration No. HRERA-PKL-FTB-192-2020 dated 05.03.2020 valid upto 31.10.2020.After granting benefit of covid period the registration stands expired on 30.07.2021.

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 17.07.2023, no one appeared on behalf of respondents nor any reply was filed. The Authority directed the promoter to show cause as to why penalty proceedings U/s 60 and 61 read with Section 63 be not initiated against him for contravention of the provisions of the Act and not complying with the orders of the Authority.

4. On 31.01.2024,Sh.Ram Krishan informed that an application for Covid Extension,first extension U/s-6 and continuation of registration U/s-7(3) of the Haryana Real Estate Regulatory Act ,2016 had already been submitted vide letter dated 31.05.2023 and the matter is under consideration of the Authority.

The Authority observed that registration of the project was valid till 31.10.2020. Even after granting benefit of covid period the registration stands expired on 30.07.2021 and the promoter applied for extension on 31.05.2023 after a long delay. The Authority imposed penalty of Rs.5 Lakhs (Five Lakhs only) U/s-60, 61 and 63of RERD Act,2016 for delay in applying for the extension of the project. The promoter

shall deposit the said amount in the registry of the Authority before the next date of hearing. The orders were sent through registered post on 03.04.2024, which were delivered to the respondents on 05.04.2024.

5. Despite the above service of orders, today neither anyone appeared on behalf of respondents nor any reply filed. Penalty of Rs 5 lacs has also not been deposited by the respondents. Taking note of the same, Authority decides to grant one last opportunity to the respondents to comply with the above orders and deposit the penalty of Rs 5 Lacs failing which additional costs of Rs 2 Lacs shall be imposed.

6. Adjourned to **21.08.2024.**

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