HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (Suo-Motu) 2812 of 2022

HRERA, Panchkula ...COMPLAINANT

VERSUS

S3 Infrabuild LLP ....RESPONDENT

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

Date of Hearing: 12.06.2024

Hearing: 5th

Present: - None on behalf of 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; "Sattva Homes " an affordable plotted colony measuring 5.53 acres situated in Sector 85, Faridabad registered vide Registration No. HRERA-PKL-FBD-114-2019 dated 22.05.2019 valid upto 30.09.2021. After granting benefit of covid period the registration stands expired on 30.06.2022.

2. A show cause notice dated 20.10.2022 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. When the matter was heard on 17.04.2023, the promoter was directed not to sell any unsold inventory or create any third party rights in the project till extension is granted.

4. When the matter was heard on 18.12.2023, the promoter was directed to show cause as to why penalty of ₹5 lac be not imposed upon him under Section 61 read with Section 63 of the RERA Act, for contravention of the provisions of the Act and not complying with the orders of the Authority.

5. The matter was last heard on 10.04.2024 wherein, a penalty of ₹5 lac was imposed under Section 61 read with Section 63 of the RERA Act, for contravention of the provisions of the Act and not complying with the orders of the Authority and respondent was directed to deposit the said penalty on or before the next date of hearing and inform the status of registration on the date of expiry of registration before the next date of hearing.

The orders dated 10.04.2024 were sent to the promoter on 20.05.2024 and were delivered on 28.05.2024.

6. Despite the service of orders, the respondent has still not filed any reply in the matter nor has applied for the extension of the project. Therefore, the respondent is directed to show cause as to why additional penalty of ₹2 lac be not imposed under Section 61 read with Section 63 of the RERA Act, for contravention of the provisions of the Act and not complying with the orders of the Authority.

7. Adjourned to **04.09.2024.**

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