HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 336 OF 2024

HRERA, Panchkula ....COMPLAINANT

VERSUS

Elite Buildprop Private Limited ....RESPONDENT

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

Date of Hearing: 03.04.2024

Hearing: 1st

Present: - Sh.Arun Kumar (Authorised Signatory) on behalf of the respondent.

ORDER (Parneet S Sachdev-Chairman)

This suo-motu complaint relates to the project namely 'Elite Buildprop Private Limited' - a Residential Plotted Colony on the land measuring 22.706 acres (out of total area of 34.794 acres) situated in Sector 11-11A, Fatehabad, Haryana registered vide Registration No. HRERA-PKL-FTB-372-2022 dated 04.11.2022 valid upto 01.04.2027.

2. M/s Elite Buildprop Pvt. Ltd. vide letter dated 19.07.2023 applied for additional registration of the project named, 'Westend City' situated at Sector 11-11A, Fatehabad, Haryana for an additional area measuring

12.087 acres.The Authority on 26.07.2023 examined the application for additional registration and observed :

"(i)DG,TCP has granted in principle approval for 4.825 acres on 30.06.2023.Promoter be asked to submit final approval.
(ii) No documents have been submitted to show that 2.0875 acres belong to promoter.
(iii)Area of 5.175 acres is not indicated on the layout plan."

The Authority on 07.02.2024 decided that the promoter has not complied with the orders of Authority dated 26.07.2023 and directed that the promoter be issued show cause notice under Section-35 of the RERD Act,2016 for non-compliance of orders of Authority dated 26.07.2023 as to why the penalty may not be imposed under Section-63 of the Act.

3. A show cause notice dated 01.03.2024 under Section-63 of the RERD Act,2016 was issued to the promoter as to why penalty under Section-63 of the Act may not be imposed for not complying with the orders of the Authority.

4. Today,the Authority observes that no reply has been submitted by the promoter regarding the show cause notice .The Authority hereby grants one last opportunity to the promoter to submit the reply to the show cause notice dated 01.03.2024.

5. **Adjourned to 22.05.2024.**

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