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**
	Dr. Geeta Rathee Singh	**Member**
	Chander Shekhar	**Member**

Date of Hearing: 10.04.2024

Hearing: 4th

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. The matter was then heard on 17.07.2023 wherein the promoter was directed to show cause as to why penalty proceedings under Section 61 read with Section 63 of the RERA Act 2016 for failure to comply with the orders of the Authority may not be initiated.

5. The matter was last heard on 18.12.2023, wherein neither anyone appeared on behalf of respondents nor any reply was submitted. Therefore, 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. The office was directed to send a copy of this order to the respondent via mail and registered post.

6. In compliance of above, the copy of order dated 18.12.2023 was duly sent to the promoter via registered post on 20.03.2024 which was successfully delivered on 01.04.2024. The promoter still did not appear today nor has filed any reply to the matter. Therefore, penalty of ₹5 lac is being 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. Respondent is 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.

7. Adjourned to **12.06.2024.**

Chander Shekhar
Member

Dr. Geeta Rathee Singh
Member

Parneet S Sachdev
Chairman