HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (Suo-Motu) 3014 of 2022

HRERA, Panchkula ...COMPLAINANT

VERSUS

Adore Realtech Pvt. Ltd. ....RESPONDENT

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

Date of Hearing: 10.04.2024

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 timeline declared u/s 4(2)(l)(c) at the time of seeking registration nor applying for extension of registered project namely; "Happy Homes Exclusive" an affordable Group Housing Colony measuring 4.125 acres in village Budhena, Sector-86, Faridabad registered vide

Registration No. 209 of 2017 dated 15.09.2017 valid upto 14.09.2021. After granting benefit of covid period the registration stands expired on 14.06.2022.

2. When this matter was heard on 16.01.2023, Authority had observed that since the registration stands expired therefore the promoter is directed not to sell any unsold inventory or create any third-party rights in the project till extension is granted.

3. The matter was then heard on 26.07.2023, wherein promoter was directed to show cause as to why penalty proceedings under Section 61 read with Section 63 of the RERD Act, 2016 for failure to comply with the orders of the Authority be not initiated.

4. The matter was last heard on 11.12.2023, wherein neither anyone appeared on behalf of respondents nor any reply has been 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 RERD 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.

5. In compliance of above, the copy of order dated 11.12.2023 was duly sent to the promoter via registered post on 20.03.2024 which was successfully delivered on 01.04.2024. The promoter has still not appeared today nor has filed any reply to

the matter. Therefore, penalty of ₹5 lac is being 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. Respondent is directed to deposit the said penalty on or before the next date of hearing and furnish information relating to the status of the project on the date of expiry of registration.

The office should send a copy of this order to the promoter via mail and through registered post.

6. Adjourned to **03.07.2024.**

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