



## 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:**

|                               |               |
|-------------------------------|---------------|
| <b>Nadim Akhtar</b>           | <b>Member</b> |
| <b>Dr. Geeta Rathee Singh</b> | <b>Member</b> |
| <b>Chander Shekhar</b>        | <b>Member</b> |

**Date of Hearing:** 03.07.2024

**Hearing:** 6<sup>th</sup>

**Present: -** Sh. Vaibhav Grover, Advocate, counsel for the respondent through video conference

### ORDER (NADIM AKHTAR - MEMBER)

Present suo-motu complaint was registered against the respondent promoter for neither completing the project within the timeline declared u/s 4(2)(1)(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 RERA Act, 2016 for failure to comply with the orders of the Authority be not initiated.

4. The matter was last heard on 10.04.2024, wherein penalty of ₹5 lac was imposed on respondent 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 was 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.


5. The respondent vide reply dated 03.07.2024 has submitted that application for extension of the project was filed on 12.04.2024 and penalty of ₹5 lac has been paid on 02.07.2024 vide online receipt no. RERA-PKLC1719919305. Learned




counsel for the respondent stated that since compliance of the orders of the Authority has been made and penalty imposed has been deposited, present complaint may kindly be disposed of.

6. In view of above, since the respondent has submitted the application for extension of the project, the notice issued on 21.11.2022 hereby stands discharged.

7. **Disposed of.** File be consigned to record room and order be uploaded on the website of the Authority.

  
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Chander Shekhar  
Member

  
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Dr. Geeta Rathee Singh  
Member

  
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Nadim Akhtar  
Member