



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 893 of 2022

HRERA, Panchkula

....COMPLAINANT(S)

VERSUS

Pardesi Developers Pvt. Ltd.

....RESPONDENT(S)

CORAM:

Parneet S Sachdev

Nadim Akhtar

Dr. Geeta Rathee Singh

Chander Shekhar

Chairman

Member

Member

Member

Date of Hearing: 10.07.2024

Hearing: 6th

Present: Sh. Jyoti Sidana on behalf of respondents.

ORDER (Parneet S Sachdev-Chairman)

This suo-motu complaint was registered against the respondent for neither completing the project within the timeline declared u/s 4(2)(1)(c) at the time of seeking registration nor seeking extension of registration of project namely "Ushay Towers" a group housing tower on FAR measuring 45503.42 sq. mtrs. and a commercial pocket on FAR measuring 252.22 sq mts (out of total of 14.15 acres situated in Village Rasoi, Sector 61, Sonipat) registered vide HRERA-PKL-SNP-140-2019 dated 25.07.2019 valid upto 31.03.2020. After granting benefit of covid period the registration stands expired on 30.09.2020.

2. A show cause notice dated 20.05.2022 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 this matter was heard by the Authority on 01.05.2023, Authority had directed the promoter not to sell any unsold inventory or create any third-party rights in the project till extension is granted.

3. On 11.12.2023, neither anyone appeared nor has any reply been filed. The Authority granted one last opportunity to the respondent to comply with the orders failing which it will be constrained to impose a penalty of Rs. 5 Lac under Section 60 and 61 read with Section 63 for contravention of the provisions of the Act and not complying with the orders of the Authority. The orders were sent through registered post and mail which were delivered to the respondents on 05.03.2024





4. On the last date of hearing, i.e., 06.03.2024 also, neither anyone appeared nor any reply has been filed. Therefore, a penalty of Rs. 5 Lac was imposed on the respondent under Section 60 and 61 read with Section 63 for contravention of the provisions of the Act and not complying with the orders of the Authority. The said penalty be deposited in the registry of the Authority before next date of hearing.

5. Now, vide reply dated 10.07.2024, the promoter has informed that out of total 8 towers registered with the Authority i.e. Towers Q2, P4, P7, P8, R2, R3, R4, S, Occupation certificate of Tower No. Q2, P4, R2, P7, P8 and commercial has been issued by DTCP vide letter dated 12.06.2019 and 29.09.2023. Further, application for grant of occupation certificate of remaining towers i.e. R3, R4 and S is under consideration of Department and they shall get the occupation certificate within a period of 4-5 months. Further, they stated that they have applied for extension of registration of this project on 05.04.2024 which is separately pending



in the Agenda Items of the Authority. The promoter further informed that License No. 126-128 of 2007 has been renewed upto 26.02.2025. Penalty of Rs 5 Lakhs imposed vide order dated 06.03.2024 has also been deposited by the respondents.

6. In view of the above, the show cause notice issued by the Authority on 20.05.2022 is hereby discharged and this Suo-motu complaint stands **disposed of**. Ban on sale of inventory shall continue till the extension is granted by the Authority. File be consigned to record room after uploading the orders

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

