HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (Suo-Motu) 2534 of 2023

HRERA, Panchkula ....COMPLAINANT

VERSUS

SLF Anushree Apartments ...RESPONDENT

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

Date of Hearing: 22.05.2024

Hearing: 3rd

Present: - Sh. Tarun Ranga, counsel for the respondent

ORDER (PARNEET S SACHDEV - CHAIRMAN)

Present suo motu complaint has been initiated against the respondent promoter, i.e. SLF Anushree Apartments who is developing the real estate project namely "SLF Anushree Apartments" a Group Housing Colony on land measuring 10.925 Acres in Sector 75-76, Faridabad registered by the Authority vide Registration no. 215 of 2017 dated 18.09.2017 valid upto 17.09.2022.

COVID extension to the project was granted upto 17.06.2023.Thereafter, on 17.07.2023, Authority granted first extension upto 17.06.2024. However, the Authority at the same time took a suo- motu cognizance of the fact that there is a need to monitor the development of the project. The present Suo-Motu complaint is for the purpose of monitoring the progress of the project.

2. The respondent vide reply dated 05.12.2023 submitted that the QPRs have been filed upto September 2023. It had been stated that 75% of the project already stands developed and OC for towers A3, A4, C1 to C5 and EWS Block was granted on 02.04.2019. There are only last three towers under construction and they would be ready for handing over before the expiry of the extended RERA time frame i.e. 17.06.2024. Photographs of the project were submitted with the reply.

3. Further, vide reply dated 13.05.2024, the respondent has submitted that they have already applied for the grant of occupation certificate of the remaining three towers on 23.01.2024. File for grant of OC has been forwarded to field office for submitting their reports. Promoter has completed development works at site. DTCP, Haryana is taking some time for submission of reports due to ongoing Lok Sabha elections as all govt. officials are engaged in election duty. Promoter shall apply for extension of registration in a few days. Now QPRs have been filed upto 31.03.2024.

4. During the hearing, the matter was announced to be disposed of, however while dictating it came to the notice of the Authority that the respondent has received occupation certificate for some towers of the project and has applied for grant of occupation certificate for the remaining towers which is still pending. Therefore, present complaint is adjourned with direction to the respondent to submit the copy of OC with the Authority as soon as it is granted. Respondent is also directed to apply for extension of the project till completion certificate is granted by the Authority.

5. Adjourned to **28.08.2024.**

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