HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 3094 of 2022

HRERA, Panchkula ...COMPLAINANT

VERSUS

Ansal Properties & Infrastructure Ltd. .....RESPONDENT

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

Date of Hearing: 12.06.2024

Hearing: 4th

Present: - None on behalf of the respondent.

ORDER [Parneet S Sachdev-Chairman]

This suo-motu complaint was registered against the respondent for neither applying for further extension of registration of the project as required under Section-6 of Real Estate (Regulation & Development) Act, 2016 nor submitting any information/documents showing completion/part completion of the project issued by the competent Authority within time period of registration of the project "Anand Lok" an Affordable Residential Plotted Colony measuring 13.006 acres in Sector-24, Dharuhera, Rewari registered vide Registration No. HRERA-PKL-RWR-74-2018 dated 03.12.2018 and which was valid upto 31.12.2020. The Authority vide its

order dated 26.05.2020 had granted six months general extension from 25.03.2020 to 24.09.2020 to all registered projects due to COVID-19. Despite granting the above benefit of extension registration stands expired on 30.06.2021.

2. The Authority in exercise of the powers conferred under Section-35 of the Real Estate (Regulation & Development) Act, 2016, issued a show cause notice dated 23.11.2022 directing to furnish certain information along with documentary evidence in support thereof within 30 days.
3. On 09.01.2023, Authority directed the promoter not to sell any unsold inventory or create any third-party rights in the project till extension is granted.
4. On 17.07.2023, the Authority directed the promoter to show cause as why penalty proceedings under section 61 read with Section 63 & 60 of the RERA Act 2016 for failure to comply with the orders of the Authority be not initiated. The ban on sale of any unsold inventory or creation of any third-party rights in the project will continue till extension is granted.
5. On the last date of hearing, i.e. 24.01.2024, Authority granted one last opportunity to the respondent to comply with the orders failing which Authority will be constrained to impose penalty of Rs. 5 lac u/s 61 r/w Section 63 & 60 for contravention of the provisions of the Act and not complying with the orders of the Authority.

   Further, the office was directed to send a copy of this order to respondent promoter through mail and registered post.
6. Last orders were delivered to the promoter via registered post and e-mail on 07.06.2024 and 05.06.2024 respectively. Today, neither anyone appeared on behalf of the respondent nor has any reply been filed. Authority decides to impose a penalty of Rs. 5 lacs and directs the respondent to deposit the said amount in the registry before the next date of hearing. Further, the Authority directs to submit the above said information/documents before the next date

of hearing and Managing Director/one of the Directors be personally present on the next date of hearing failing which additional cost will be imposed. Further, the office is directed to send a copy of this order to the directors of the respondent/promoter company through mail and registered post.

7. Adjourned to **16.10.2024**.

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

Haryana Real Estate Regulatory Authority • Panchkula •