



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

### COMPLAINT NO. 213 of 2024

HRERA, Panchkula

...COMPLAINANT

VERSUS

Syscom Edutech Private Limited.

....RESPONDENT

<b>CORAM:</b>	<b>Parneet S Sachdev</b>	<b>Chairman</b>
	<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:** 07.08.2024

**Hearing:** 3<sup>rd</sup>

**Present:** Adv. Rishabh Jain on behalf of respondents.

### **ORDER (Parneet S Sachdev-Chairman)**

This Suo-motu complaint was registered against the respondent pursuant to show cause notice issued under Section 35 and Section 63 of the RERA Act, 2016 as to why the project "Sonipat Global industrial Township" an Industrial Plotted Colony on land measuring 21.143 Acres being developed in Village Devru & Jawahari, Distt. Sonipat be not handed over to the Association of Allottees. The respondents have applied for first extension of registration of the aforementioned

project on 21.07.2023 and the same was placed before the Authority in its meeting held on 28.08.2023. The Authority in its above meeting had decided that promoter be asked to file online quarterly progress reports till date and submit copies of approved zoning plan and service plan estimates. Thereafter, the matter was considered on 30.10.2023 and since no reply was received, the case was again adjourned to 08.01.2024.

Thereafter, the Authority in its meeting held on 10.01.2024 had decided that since the reply has still not been received and up to date QPR's have still not been filed therefore the promoter be issued show cause notice under Section 35 of the RERA Act, 2016 as to why the project be not handed over to the Association of Allottees.

2. The respondent was further directed to show cause as to why penalty under Section 63 of the RERA Act, 2016 be not imposed for not complying with the orders of Authority.

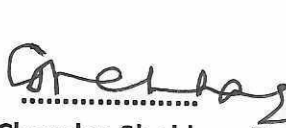
3. The respondents vide reply dated 21.02.2023 have informed that QPRs have been filed online till 31.12.2023. Further, they have submitted the approval letter of service plans estimates approved in June 2022. However, Zoning Plan, Service Plans and estimates have not been submitted.

4. On 28.02.2024, Adv. Rishabh Jain appearing on behalf of respondents requested the Authority for some more time to comply with the remaining observations. Taking note of the same, Authority grants one last opportunity to the respondents to comply with rest of the observations.

5. On the last date of hearing i.e., 01.05.2024, Adv. Rishabh Jain appearing on behalf of respondents stated that reply to the observations made by the Authority have been filed yesterday only. However, since the reply has not yet been examined by the office, Authority directed the office to examine the reply so filed before next date of hearing.

6. The respondent vide replies dated 21.02.2024 and 27.02.2024 has submitted the approval letter for service plan estimates and zoning plan duly approved by DTCP, Haryana which is being considered in the Agenda Items of the Authority.

7. Since reply has been filed by the promoter and the development works executed at site and the promoter has applied for completion certificate with DTCP, Haryana therefore at this stage it does not entail penal action. The show cause notice issued against the respondents is thus hereby discharged. **Disposed of.** File be consigned to record room after uploading of orders.



Chander Shekhar  
Member



Dr. Geeta Rathee Singh  
Member



Nadim Akhtar  
Member



Parneet S Sachdev  
Chairman