HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1060 of 2020

HRERA, Panchkula ....COMPLAINANT(S)

VERSUS

Trishul Dream Homes Ltd. .....RESPONDENT(S)

CORAM:	**Parneet S Sachdev**	**Chairman**
	Nadim Akhtar	**Member**
	Chander Shekhar	**Member**

Date of Hearing: 14.08.2024

Hearing: 18th

Present: None on behalf of respondent

ORDER (PARNEET SACHDEV- CHAIRMAN)

This suo motu complaint was registered against the respondent-promoter for neither applying for further extension of registration of the project pursuant to Section-6 of the RERA Act, 2016 nor submitting information/documents showing the completion of the project -a group housing colony on land measuring 5 acres registered vide Registration No. 358 of 2017 dated 17.11.2017 which was valid up to 24.06.2019.

2. The respondent has not filed applications for extension of registration for the years 2019-2020 and 2020-2021. However, respondent has deposited registration fee applicable for both the years.

3. When the matter was heard on 13.03.2023, Authority observed and directed that in complaint no. 974 of 2021(relating to the same project) Local Commissioner be appointed, so in present case also it was directed that Local Commissioner be appointed to report the progress of the project.

4. Authority vide letter dated 01.08.2023 decided to appoint M/s Protech Consortium as Local Commissioner to report the progress in the project. The Local Commissioner, M/s Protech Consortium submitted the site report vide letter dated 15.09.2023 stating the existing condition of the project: Approach to the gate of project was an earthen path departing from Faridabad Kheri Kalan road. The main gate was closed and jammed visibly due to non-operation for long. Two notices were pasted on the iron sheet gate, one from the Buyers's Association and other by DG,TCP. One notice stated that a case is pending against Trishul Dreams Homes Ltd. In NCLT and other was suggesting not to purchase any property in the project as the department of Town and Country Planning has cancelled the license of the promoter. There was no construction activity, visibly for quite long period of time. Idle batching plant for preparing concrete was visible over the fence/wall. There appeared to be only one tower partly constructed mounted with a crane which was used during its construction.

As there was no way to enter the campus existence of other towers, if any, could not be ascertained. No persons were available for local inquiry.

5. The matter was last considered by the Authority on 24.01.2024 wherein it was observed that in view of report submitted by Local Commissioner, it is important to determine the status of license from the Town and Country Planning Department before any further action can be initiated. Therefore, office was directed to obtain the status of the license from the Town and Country Planning Department.

6. In compliance of above order, letter dated 30.07.2024 was sent to Town and Country Planning Department to obtain the status of license, however no reply has been received till date. Office is directed to issue reminder to Town and Country Planning Department.

7. Adjourned to **12.02.2025.**

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Chander Shekhar	**Nadim Akhtar**	**Parneet S Sachdev**
Member	**Member**	**Chairman**