



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO.(Suo-Motu) 1484 of 2022

HRERA, Panchkula

....COMPLAINANT

VERSUS

Ahinsha Builders Pvt. Ltd.

...RESPONDENT

CORAM:

**Parneet S Sachdev
Nadim Akhtar
Chander Shekhar**

**Chairman
Member
Member**

Date of Hearing: 14.08.2024

Hearing: 6th

Present: - Sh. Manish Khanna, counsel for the respondent through video conference

ORDER (PARNEET S SACHDEV - CHAIRMAN)

Present suo motu complaint has been initiated against the respondent promoter, i.e., Ahinsha Builders Pvt. Ltd. who is developing the real estate project, "Ahinsha Naturez Park" a group housing colony on land measuring 1.90 Acres in Village Sarai Khwaja, Sector-41, Faridabad registered by the

Authority vide Registration no. 345 of 2017 dated 27.10.2017. First extension of registration to the project was granted upto 30.04.2021. Thereafter, on 17.05.2022 Authority granted second extension upto 31.07.2023. 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.

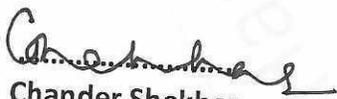
2. The respondent has subsequently applied for third extension on 21.06.2023 and as per CA certificate dated 15.06.2023, 99.13% development/construction work has been completed. The Architect's and Engineer's certificate dated 31.05.2023 specifies that 98% and 98.49% works respectively have been executed at site. The respondent has submitted that COVID 19 pandemic and various bans by National Green Tribunal on the construction activities has affected the completion of the project within the stipulated time. Respondent has also submitted that they have applied for grant of Occupation Certificate to MC, Faridabad vide letter dated 08.02.2021. However, MCF has not issued OC till date. The promoter has also submitted that as per Haryana Building Code 2017 status of application for OC is deemed to have been granted.

3. After examining the case for the grant of third extension, Authority decided to appoint M/s Garg Rohit & Associates to conduct audit of the project. A public notice was also issued on 21.07.2023 for inviting objections and no



objections have been received. M/s Garg Rohit & Associates vide email dated 06.11.2023 has informed that they will not be able to do the assignment due to personal reasons. Hence, M/s DMSG & Associates was appointed to conduct the audit vide letter dated 15.02.2024, however vide email dated 07.03.2024 the said auditor has informed that they are unable to accept the audit due to heavy workload. Thereafter, M/s S.P Chopra & Co. was appointed as auditor vide letter dated 21.03.2024. The auditor submitted its report on 22.07.2024. The matter was considered by the Authority in its meeting held on 24.07.2024 wherein Authority decided to grant third extension for one year under Section 7(3) of the RERA Act, 2016. Application seeking extension for the fourth year was made by the respondent on 17.05.2024 which is under consideration of the Authority.

4. Adjourned to 29.01.2025.


Chander Shekhar
Member


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Nadim Akhtar
Member


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Parneet S Sachdev
Chairman