HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 341 OF 2024

HRERA, Panchkula ....COMPLAINANT

VERSUS

Valmax Construction Pvt. Ltd. ....RESPONDENT

CORAM:	**Nadim Akhtar**	**Member**
	Dr. Geeta Rathee Singh	**Member**
	Chander Shekhar	**Member**

Date of Hearing: 20.11.2024

Hearing: 4th

Present: Sh. Jyoti Sidana for the Respondent-Promoter.

ORDER (Nadim Akhtar- Member)

This suo-motu complaint relates to the project namely 'Valmax Construction Private Limited' – an Affordable Plotted Colony on land measuring 8.05 acres situated in Sector 10, Palwal, Haryana registered vide Registration No. 174 of 2017 dated 31.08.2017 valid upto 30.06.2022.

2. The Promoter through its authorised signatory applied for the continuation of registration for the first year under Section-6 of the RERD Act,2016 vide letter dated 09.01.2024. The Authority in its meeting on 07.02.2024 observed that "*License granted by DTCP was valid upto 20.07.2022.Although promoter has applied for renewal of*

license,yet it is pending.Hence, Authority decided that promoter be issued show-cause notice under Section-7(1) of RERA Act,2016 as to why registration no.174 of 2017 may not be revoked as at present promoter has no license..."

3. A show cause notice dated 05.03.2024 u/S-7 of the RERD Act,2016 was issued to the promoter as to why registration of project – an Affordable Plotted Colony on land measuring 8.05 acres situated in Sector 10, Palwal, Haryana registered vide Registration No. 174 of 2017 dated 31.08.2017 valid upto 30.06.2022 be not revoked.

4. However, vide letter dated 22.03.2024, the promoter informed that he had applied for renewal of license vide application dated 06.01.2023 and the matter is under process with the Department for renewal and copy of renewed license will be submitted within a period of 30-45 days.

5. On 03.04.2024, the Authority decided that as the license has expired on 20.07.2022 and the registration lapsed, hence, further sale in the project is banned.

6. On 22.05.2024, Sh. Jyoti Sidana informed that reply has been submitted in the Authority today. The Authority directed the office to examine the reply and place it before the Authority on the next date of hearing.

7. Vide Reply dated 22.05.2024, the Promoter has submitted a copy of renewed License No. 50 of 2017 dated 21.07.2017 which has been renewed upto 20.07.2024.

8. On the last date of hearing i.e. 28.08.2024, after considering the reply dated 22.05.2024, the Authority observes that License No. 50 of 2017 dated 21.07.2017 is still not valid as on date, therefore ban on sale shall

continue. The Authority directed the Promoter to submit a copy of renewed licence and an affidavit to the effect that no plots have been sold after 03.04.2024 i.e. the date when the ban was imposed.

9. Today, Sh. Jyoti Sidana appeared on behalf of the Respondent-Promoter and informed that the reply has been submitted in the Authority yesterday. The Authority directs that the reply submitted by the Respondent Promoter be placed on record before the Authority on the next date of hearing.

10. **Adjourned to 22.01.2025.**

.....	.....	.....
Chander Shekhar	**Dr. Geeta Rathee Singh**	**Nadim Akhtar**
Member	**Member**	**Member**