HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 2258 of 2022

HRERA, Panchkula ...COMPLAINANT

VERSUS

HSVP, Rohtak ....RESPONDENT

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

Date of Hearing: 13.11.2024
Hearing: 9th
Present: None on behalf of respondent.

ORDER (Parneet S Sachdev-Chairman)

This suo-motu complaint was registered against the respondent for not uploading quarterly progress reports of project registered vide Registration No. HRERA-PKL-ROH-250-2021 dated 15.07.2021 valid upto 31.12.2024.

2. A show-cause notice was issued on 24.08.2022 for not uploading quarterly progress reports on the web portal of the Authority.

3. On 24.01.2024, the cumulative penalty worked out to ₹3,60,000/- and the Authority also increased the penalty to ₹10,000 per day since the promoter had not filed QPRs. The orders were sent through registered post, which were delivered to the respondents on 04.03.2024.
4. Now, vide letter dated 27.03.2024, received on 02.04.2024, the respondents have submitted the details of allotted and un-allotted plots of the present sector as under:

Allotted Plots	1148
Unallotted Plots	2007

5. On the last date of hearing i.e., 15.05.2024, Sh. Amit appearing on behalf of respondents requested for some more time to make compliances. The Authority was of the view that current status of the registered site alongwith the other necessary documents and information has to be uploaded on the web portal of Authority by way of quarterly progress reports. The respondents were directed to submit online quarterly reports alongwith cumulative penalty from 30.01.2023 till 15.05.2024 amounting to ₹14,20,000/-. It was further made clear that if the above orders of Authority are not complied by the respondents, then the penalty of Rs. 10,000 shall be increased to Rs. 25,000/- per day. The office was directed to send a copy of this order to the respondent via mail and registered post.
6. The said orders were sent through mail on 24.07.2024 which were delivered to the respondents and through registered post on 26.07.2024 which were returned as "addressee could not be located".
7. On the last date of hearing i.e., 14.08.2024, Adv. Tarun Ranga appearing on behalf of respondents informed that they are filing application for grant of Moratorium in all Suo-motu complaints and project cases qua HSVP sectors under HRERA Act, 2016 in the registry of the Authority. The Authority directs the office to place the same before the Authority on the next date of hearing. Cumulative Penalty till today amounting to Rs 38.70 Lakhs be deposited in the registry of the Authority before the next date of hearing.
8. Today, the Authority observes that the Promoter has uploaded QPRs upto March 2024 on 14.08.2024. The Authority vide its orders dated 09.10.2024 under Item No. 266.05 has decided not to take coercive action till a period of six months or till any directions are received from the Government, whichever is earlier. It is hereby made clear that no relaxation is being given by the Authority in its earlier decisions/ orders already pronounced and uploaded on its website, HSVP is bound

to comply with the same. However, all the proceedings of registration etc. will be fixed after 14.02.2025 or till HSVP gets the matter clarified from government, whichever is earlier.

9. In view of above, last opportunity is granted to the Promoter to deposit the said penalty of Rs. 38.70 Lakhs in the registry of the Authority before the next date of hearing.
10. Adjourned to **26.02.2025**.

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

Haryana Real Estate Regulatory Authority, Panchkula