HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (Suo-Motu) 2812 of 2022

HRERA, Panchkula ...COMPLAINANT

VERSUS

S3 Infrabuild LLP ....RESPONDENT

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

Date of Hearing: 04.09.2024

Hearing: 6th

Present: - None on behalf of respondent.

ORDER (PARNEET S SACHDEV - CHAIRMAN)

Present suo-motu complaint was registered against the respondent promoter for neither completing the project within the timelines declared u/s 4(2)(l)(c) at the time of seeking registration nor applying for extension of registered project namely; "Sattva Homes " an affordable plotted colony measuring 5.53 acres situated in Sector 85, Faridabad registered vide Registration No. HRERA-PKL-

FBD-114-2019 dated 22.05.2019 valid upto 30.09.2021. After granting benefit of covid period the registration stands expired on 30.06.2022.

2. A show cause notice dated 20.10.2022 was issued to the respondent promoter directing to furnish information relating to the status of the project on the date of expiry of registration.

3. When the matter was heard on 17.04.2023, the promoter was directed not to sell any unsold inventory or create any third party rights in the project till extension is granted.

4. When the matter was heard on 18.12.2023, the promoter was directed to show cause as to why penalty of ₹5 lac be not imposed upon him under Section 61 read with Section 63 of the RERA Act, for contravention of the provisions of the Act and not complying with the orders of the Authority.

5. The matter was then heard on 10.04.2024 wherein, a penalty of ₹5 lac was imposed under Section 61 read with Section 63 of the RERA Act, for contravention of the provisions of the Act and not complying with the orders of the Authority and respondent was directed to deposit the said penalty on or before the next date of hearing and inform the status of the project on the date of expiry of registration before the next date of hearing.

The orders dated 10.04.2024 were sent to the promoter on 20.05.2024 and were delivered on 28.05.2024.

6. The matter was last heard on 12.06.2024 wherein the respondent was directed to show cause as to why additional penalty of ₹2 lac be not imposed under Section 61 read with Section 63 of the RERA Act, for contravention of the provisions of the Act and not complying with the orders of the Authority.

7. Since the respondent has neither filed reply till date nor has applied for extension of the project, he is burdened with additional penalty of ₹2 lac along with earlier imposed penalty of ₹5 lac, to be paid before the next date of hearing. The respondent is directed to apply for extension of the project and deposit the above said penalty before the next date of hearing.

8. The office is directed to send a copy of this order to the respondent through mail and registered post.

9. Adjourned to **05.02.2025.**

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