HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (Suo-Motu) 19 of 2024

HRERA, Panchkula

VERSUS ...COMPLAINANT

Conscient Infrastructure Pvt. Ltd.

....RESPONDENT

CORAM:

Parneet S Sachdev	**Chairman**
Dr. GeetaRathee Singh	**Member**
Chander Shekhar	**Member**

Date of Hearing: 18.12.2024

Hearing: 3rd

Present: - Adv. Tarun Ranga, learned counsel for the respondent

ORDER (PARNEET S SACHDEV – CHAIRMAN)

The present suo-motu complaint was registered against the respondent promoter for the project namely 'Habitat 78'- An Affordable Group Housing Colony on land measuring 7.394 acres situated in Sector 78, Faridabad registered vide registration no. 78 of 2017 dated 29.08.2017 valid upto 19.07.2022.

2. A show cause notice dated 04.01.2024 was issued to the respondent under Section 7(1) of RERD Act, 2016 as to why the registration granted may not be revoked since it was valid upto 19.07.2022.

3. The respondent submitted its reply on 09.01.2024 stating as under:

i. The project has been completed within the stipulated time frame despite having faced force majeure conditions and the company applied for occupation certificate on 04.06.2021 and duly received the same on 31.12.2021.

ii. The company has duly applied for the issuance of the completion certificate vide application dated 24.09.2021. The DTCP had sought site reports from field offices who have sent their reports to DTCP with positive remark for issuance of completion certificate. DTCP had heard the company on 10.07.2023 and had directed to obtain combined completion certificate with respect to license no. 15 of 2016 and 63 of 2019 (additional license for land measuring 5.08 acres as an extension of existing license no. 15 of 2016). In pursuance to the above, the company has filed combined application dated 12.07.2023 before DTCP and another round of inspection was carried out by DTCP and similarly the field officials have sent their reports to DTCP with positive remarks. The company has taken all possible

measures to ensure that the completion certificate is obtained at the earliest and hence it has been prayed that registration certificate may not be revoked.

iii. The possession of the units has been timely handed over to the customers and the society is fully operational. 1188 allottees have already taken the possession of their respective units and 992 conveyance deeds have already been executed.

iv. The company has diligently adhered to all quarterly and annual compliance requirements within the prescribed timelines. Request has been made to grant 3-6 months time for obtaining the completion certificate.

4. The matter was then heard on 10.01.2024 wherein it was observed that although the respondent has received OC on 31.12.2021 but its obligation to make compliances will continue till completion certificate is granted by the competent authority. Hence, respondent will have to obtain extension for the registration of the project. Considering the stage of the project and that the respondent has applied for CC of the project, Authority decided not to revoke the registration but directed the respondent to file an application seeking extension of the registration of the project till completion certificate is received.

5. The matter was last heard on 04.09.2024 wherein counsel for the respondent stated that they have obtained completion certificate for the project on 10.04.2024 and Authority reiterated its decision already taken on the last date and observed

that respondent will have to obtain extension for the registration of the project from 19.07.2022 till the date of grant of completion certificate i.e 10.04.2024. Accordingly, respondent was directed to file for extension of the project.

6. Today, learned counsel for the respondent stated that reply has been filed in the registry of the Authority on 16.12.2024. Office is directed to examine the said reply and put up before the Authority on next date of hearing.

7. Adjourned to **19.02.2025**.

Chander Shekhar
Member

Dr. Geeta Rathee Singh
Member

Parneet S Sachdev
Chairman