HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 717 OF 2024

HRERA, Panchkula ....COMPLAINANT

VERSUS

Aarcity Builders Private Limited ....RESPONDENT

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

Date of Hearing: 04.12.2024

Hearing: 3rd

Present: - Adv. Venkata Rao on behalf of the respondent.

ORDER (Nadim Akhtar-Member)

This suo-motu complaint relates to the project namely, 'Regency Park' - a group housing colony on land measuring 8.181 acres situated in Village Satrod Khurd, Sector 11A and 17, Tehsil and District Hisar, Haryana registered vide Registration No. 295 of 2017 dated 13.10.2017 valid upto 31.12.2021.

2. The Authority in its meeting held on 24.01.2024 vide item no. 239.50 decided that the project be monitored on quarterly basis. In view of above, show cause notice dated 27.05.2024 u/S-35 of the RERD Act, 2016 was issued to the promoter.

3. On 10.07.2024, learned counsel Sh. Tarun Ranga appeared and informed that a reply to the show cause notice dated 27.05.2024 has been submitted in the Authority on 09.07.2024. The Authority directed the office to examine the reply and place it on the next date of hearing.

4. Vide Reply dated 09.07.2024, the Promoter has submitted the following:

i. There are total 9 towers, all are G+13 Floor. Part O.C for Tower B, D and G received and sale deed for these towers to allottee are under process.

ii. There are total 311 allotees till date and out of these, the promoter has already offered for possession and delivered 212 units in tower B, D & G. Further for remaining 99-100 customers, tower A is being constructed, which consist of 106 units. Latest Photographs of project attached.

iii. The Promoter has received amount from the customers/allottees into dedicated RERA Escrow Account and funds have been utilized towards development which can be verified from the certified bank account statements.

iv. To complete construction of Tower A, the promoter need at least 12 months to deliver units/flats to the end users. The Company has started the construction recently.

5. On the last date of hearing, i.e., 28.08.2024, the Authority after considering the reply dated 09.07.2024 directed that Quarterly Resolution Plan of the Project be submitted atleast one week before the next date of hearing and also, Director/Managing Director of the Company be physically present on the next date.

6. Today, Adv. Venkata Rao appearing on behalf of respondent apprised that neither the reply has been filed nor the director has come present before the Authority. He further requested for some more time to submit the detailed tower wise quarterly resolution plan alongwith the present status of registration of all the towers and whether Occupation Certificate/Completion Certificate has been received or not. The Authority further imposes a cost of Rs. 1 Lac for non-appearance of the Directors, which should be deposited before the next date of hearing.

7. Acceding to the request of counsel, **Adjourned to 29.01.2025.**

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