HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (Suo-Motu) 2804 of 2022

HRERA, Panchkula ...COMPLAINANT

VERSUS

Ansal Properties & Infrastructure Limited ....RESPONDENT

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

Date of Hearing: 18.12.2024
Hearing: 8th
Present: None.

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; "Sector Road SCOs" a commercial pocket measuring 2.106 acres situated in Sector 63, Sonipat registered vide Registration No. HRERA-PKL-SNP-139-2019 dated 01.08.2019 valid upto March, 2021. After granting benefit of covid period the registration stands expired on 31.12.2021.

A show cause notice dated 21.11.2022 was issued to the respondent promoter directing to furnish information relating to the status of the project on the date of expiry of registration.

2. When this matter was heard by the Authority on 16.01.2023, Authority had directed the promoter not to sell any unsold inventory or create any third-party rights in the project till extension is granted.

3. On 11.12.2023, neither anyone appeared nor any reply has been filed. The Authority granted one last opportunity to the respondent to comply with the orders failing which it will be constrained to impose a penalty of Rs. 5 lac under Section 60 and 61 read with Section 63 for contravention of the provisions of the Act and not complying with the orders of the Authority. The orders were sent through registered mail and registered post and were received by the respondents on 20.01.2024.

4. On 28.02.2024 neither anyone appeared nor any reply has been filed. Therefore, penalty of Rs. 5 lac was confirmed and the promoter was directed to apply for extension and deposit the penalty before the next date of hearing. The orders were sent through registered post on 18.04.2024, which were delivered to the respondents on 26.04.2024.

5. Despite the service of orders, on 15.05.2024, neither anyone appeared on behalf of respondents nor any reply filed. Penalty of Rs 5 lacs has also not been deposited by the respondent. Taking note of the same, Authority granted one last

opportunity to the respondents to comply with the above orders and deposit the penalty of Rs 5 Lacs failing which additional costs of Rs 2 Lacs shall be imposed.

6. On the last date of hearing, i.e., 23.10.2024, neither anyone appeared nor any penalty has been deposited by the respondents. Therefore, the Authority while confirming the penalty of Rs 2 Lacs directed the respondents to deposit a total Penalty of Rs 7 Lacs in the registry of the Authority before the next date of hearing.

7. In view of above, it is observed that the respondent has failed to comply with the orders of the Authority despite several opportunities granted to him. There is an intentional non-compliance of the provisions of the Act on the part of the respondent. Hence, the Managing Director/one of the Directors of the respondent is directed to appear personally on the next date of hearing and explain their stand.

8. The respondent is directed to file reply alongwith the penalties before the next date of hearing. A copy of this order be sent to the respondent promoter through mail and registered post.

9. Adjourned to **05.03.2025.**

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