HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (Suo-Motu) 3015 of 2022

HRERA, Panchkula ...COMPLAINANT

VERSUS

The Police Employees Co-Operative House Building Society Ltd. Sonipat ...RESPONDENT

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

Date of Hearing: 06.11.2024

Hearing: 7th

Present: Sh. Jyoti Sidana on behalf of respondents.

ORDER (Nadim Akhtar-Member)

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; "Employees Enclave" an affordable residential plotted colony measuring 7.325 acres situated in Sector 26, Village Rathdhana, Sonipat registered vide Registration No. HRERA-PKL-SNP-229-2021 dated 10.02.2021 valid upto 01.06.2021.

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.

4. On 28.02.2024, neither anyone appeared nor any reply has been filed. Therefore, 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 was confirmed. The orders were sent through registered post on 18.04.2024, which were returned undelivered.

5. On the last date of hearing, i.e., 15.05.2024, the office was directed to locate the concerned authorized representative whose credentials are registered in the A to H form and inform him about the latest status of the cases pending against them. Further, one last opportunity was granted to the respondents to comply with the above orders and deposit the penalty of Rs 5 Lacs imposed by the Authority on 28.02.2024.

6. In view of the above, Sh. Jyoti Sidana was informed telephonically about the present status of the complaint. Thereafter, vide reply dated 20.09.2024, the respondents have informed that Completion Certificate was granted by DTCP Haryana on 16.08.2022, Zoning has also been approved and QPRs have been uploaded till 31.03.2023. They informed that the society belongs to the Police

Officials and plots allotted to the employees of the Police department. As Society, they were not aware about the said Extension of RERA Certificate and they are not taking any profit from the Project except the Maintenance of the colony at their end. The members of Society (allottee) are salaried employees/ retired officers from the police department and hence any penalty may not be collectively charged from their hard-earned money. Today also, Sh. Jyoti Sidana requested to waive off the penalty, which is rejected by the Authority. The Authority therefore directs the respondents to deposit the penalty of Rs 5 Lacs in the registry of Authority alongwith the application for extension for the gap period, i.e., from lapse of registration till the date of grant of completion certificate by DTCP, Haryana.

7. Adjourned to **08.01.2025**.

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