HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (Suo-Motu) 3072 of 2022

HRERA, Panchkula ...COMPLAINANT

VERSUS

Best Deal Housing & Constructions Pvt Ltd ....RESPONDENT

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

Date of Hearing: 05.02.2025

Hearing: 5th

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 "Gulmohar City" a Residential Plotted Colony measuring 3.73 acres situated in Sector 29 (Village Shergarh and Patti Gaadar), District Kaithal registered by the Authority vide Registration No. RERA-PKL-KTL-52-2018 Dated 03.10.2018 which was valid upto March 2021. After granting benefit of covid period the registration stands expired in December 2021.

2. A show cause notice dated 06.10.2022 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. On 17.04.2023, Authority directed the promoter not to sell any unsold inventory or create any third-party rights in the project till extension is granted.

4. On 17.07.2023, the Authority directed the promoter to show cause as why penalty proceedings under section 63 read with section 59 of the RERA Act 2016 for failure to comply with the orders of the Authority may not be initiated.

5. On 28.08.2023, no one appeared on behalf of the promoter nor was any reply filed. Further, on 17.07.2023, inadvertently provisions under section 63 read with section 59 were recorded for imposing penalty however, the Authority again directed the promoter to show cause as to why penalty

proceedings under Section 61 read with Section 63 & 60 of the RERA Act 2016 for failure to comply with the orders of the Authority be not initiated. The ban on sale of any unsold inventory or creation of any third-party rights in the project will continue till extension is granted.

6. On 24.01.2024, Authority granted one last opportunity to the respondent to comply with the orders failing which Authority will be constrained to impose penalty of Rs. 5 lac u/s 61 r/w Section 63 & 60 for contravention of the provisions of the Act and not complying with the orders of the Authority.

7. On 03.12.2024, the promoter applied for extension of registration of the abovesaid project which was considered by the Authority in its meeting held on 08.01.2025 and certain deficiencies were conveyed.

8. Today, neither anyone appeared on behalf of the respondent nor has any reply been filed. Since no reply has been filed by the promoter to the show-cause notice dated 06.10.2022 along with the orders of the Authority dated 17.07.2023, 28.08.2023 and 24.01.2024 which were issued to the respondent promoter directing to furnish information relating to the status of the project on the date of expiry of registration, the Authority decides to impose a penalty of Rs. 1 lakh for non-compliance and directs the respondent to deposit the said amount in the registry before the next date of hearing. Since the other suo-moto matters as well as the Agenda for extension of the

registration are to be considered by the Authority on 05.03.2025, the said matter is adjourned to the same date.

7. Adjourned to **05.03.2025**.

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