



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (Suo-Motu) 1175 of 2022

HRERA, Panchkula

...COMPLAINANT

VERSUS

1. Ritwiz Builders & Developers Pvt. Ltd.

...RESPONDENTS

2. URR Housing & Construction Pvt. Ltd.

....RESPONDENTS

CORAM:

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

**Chairman
Member
Member
Member**

Date of Hearing: 19.02.2025

Hearing: 9th

Present: - Sh. Anil Kumar, manager of respondent company

ORDER (PARNEET S SACHDEV - CHAIRMAN)

Present suo-motu complaint dated 20.05.2022 was registered against the respondent promoter for neither completing the project within the timeline

declared u/s 4(2)(1)(c) at the time of seeking registration nor applying for extension of registration of project namely "Vipul Plaza" a commercial project measuring 3.20 acres in Village Bhatola, Sector-81, Faridabad registered vide Registration No. HRERA-PKL-FBD-49-2018 dated 25.09.2018 valid upto July 2019.

2. A reply dated 29.06.2022 was filed by the respondent stating that they have already received an Occupation Certificate for the project on 29.11.2019. Said reply was considered by the Authority vide its order dated 28.11.2022 and it was observed that since the registration was valid upto July 2019 and OC was received on 29.11.2019, last opportunity was granted to the respondent for applying extension for the period between July 2019 to November 2019 within 30 days failing which penalty proceedings under Section 61 read with Section 63 shall be initiated.

3. The matter was further heard on 13.03.2023, wherein the promoter was directed not to sell any unsold inventory or create any third party rights in the project till extension is granted.

4. The matter was then heard on 17.07.2023, wherein Authority directed the respondent to show cause as to why penalty proceedings under Section 61 read with Section 63 of the RERD Act 2016 for failure to comply with the orders of the Authority be not initiated.




5. The respondent vide reply dated 07.11.2023 has again submitted that they have received OC on 29.11.2019 and hence have not applied for extension of the project.
6. The matter was then heard on 11.12.2023, wherein Sh. Ravinder Singh, appearing on behalf of the promoter sought time to apply for the extension of the project. The Authority, therefore, granted one last opportunity to the respondent to comply with the orders failing which it will be constrained to impose a penalty of ₹5 lac U/s 60 and 61 read with Section 63 of RERD Act for contravention of the provisions of the Act and not complying with the orders of the Authority. Further, it was observed that the ban on the sale of unsold inventory or creation of any third party rights in the project will continue till extension is granted.
7. The matter was then heard on 10.04.2024 wherein Director of the respondent company appeared in person and submitted that they have applied for extension of registration of the project on 09.04.2024 till November 2019. It was observed that the respondent should file for the extension of the project till completion certificate is granted by the competent Authority. Since, the registration of the project lapsed in July 2019 and the promoter has applied for its extension on 09.04.2024, it has violated the provisions of the Act and therefore a penalty of ₹1lac was imposed on the respondent under Section 60 read with Section 61 of the RERD Act, 2016 for

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contravention of the provisions of the Act and respondent was accordingly directed to deposit the said penalty on or before the next date of hearing.

8. The respondent vide reply dated 09.10.2024 has paid the said penalty of ₹1 lac.
9. The matter was last heard on 18.12.2024 wherein representative of respondent stated that the application for extension of the registration of the project will be filed during the course of the day.
10. Today, Sh. Anil Kumar appeared on behalf of respondent and stated that the application for extension of the project was filed on 18.12.2025 which was placed before the Authority on 05.02.2025. He requested that present show cause notice be discharged.
11. In view of above, it is observed that since the respondent has applied for the extension of the project, Authority decides to discharge the present show cause notice.
12. **Disposed of.** File be consigned to record room after uploading of orders on the website of the Authority.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman