HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1679 of 2022

HRERA, Panchkula ...COMPLAINANT

VERSUS

Bhagirthi Realtors Pvt. Ltd. ....RESPONDENT

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

Date of Hearing: 19.02.2025

Hearing: 8th

Present: None on behalf of the respondent

ORDER (Parneet S Sachdev- Chairman)

1. This Suo-motu complaint was registered against the respondent/ promoter for not uploading quarterly progress reports of its real estate project namely "Anand Lok, Yamunanagar" registered by the Authority vide Registration No. 356 of 2017 dated 17.11.2017, valid upto 31.08.2019.

2. On 26.07.2022, a show cause notice was issued to the promoter wherein the promoter was directed to submit online quarterly progress reports up to 2nd quarter of the year 2022 within a period of 30 days on the website of the Authority, failing which promoter will be liable for penal action u/S-63 of the RERA Act, 2016.

3. The Authority had also observed that since the completion certificate has been granted by DTCP on 09.02.2021, therefore, the promoter is obligated to

upload the quarterly progress reports upto the date of grant of completion of the project, i.e., 09.02.2021.

4. On 23.01.2023, Authority imposed a penalty of Rs. 1,000/- day. On 03.04.2023, the cumulative penalty worked out to Rs. 71,000/-.

5. On 30.05.2023 and 07.02.2024, the cumulative penalty worked out to Rs. 1,28,000/- & Rs. 3,80,000/- respectively. Since the promoter has not filed QPRs, the cumulative penalty from 23.01.2023 till 30.05.2023 works out to Rs. 24,80,000/-. The respondent should therefore deposit the said amount before the next date of hearing. Authority also directed the promoter to show cause as to why penalty U/s 61 read with Section 63 & 60 be not imposed for contravention of the provisions of the Act and not complying with the orders of the Authority. The orders of the Authority were delivered to the promoter on 24.08.2024 by registered post.

6. On the last date of hearing, i.e., 04.09.2024, the promoter had failed to upload the QPRs even after receiving the orders of the Authority, the penalty of Rs.10,000 per day imposed on 07.02.2024 was enhanced to Rs.25,000 per day from today till quarterly progress reports are uploaded online.

It was further made clear that penalty of ₹25,000/- per day shall continue till the date quarterly progress reports are filed by promoter. The office is directed to send a copy of this order to the respondent via mail and registered post. The orders of the Authority dated 04.09.2024 were delivered to the Promoter on 13.02.2025 via registered post.

7. Vide reply dated 02.01.2025, the Promoter has informed that on 01.01.2025 QPRs have been uploaded upto March 2021. Completion certificate of the Project has been granted by DTCP on 09.02.2021.

8. In view of above, Authority directed that the Promoter should deposit cumulative penalty of Rs. 54,30,000/- (as QPRs have been uploaded on 01.01.2025) in the registry of the Authority before the next date of hearing. The

office is directed to send a copy of this order to the respondent via mail and registered post.

9. Adjourned to **07.05.2025.**

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