HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1746 of 2022

HRERA, Panchkula ...COMPLAINANT

VERSUS

Khatushyam Projects 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: 6th

Present: Adv. Tarun Ranga on behalf of Respondent.

ORDER (Parneet S Sachdev-Chairman)

This Suo-motu complaint was registered against the respondent for not uploading quarterly progress reports of project registered vide Registration No. 324 of 2017 dated 17.10.2017 valid upto 16.10.2022.

2. In view of aforesaid, show-cause notice dated 27.07.2022 was issued to the promoter.

3. Vide reply dated 11.01.2023 the promoter has submitted that they have obtained two licences having no. 55 & 57 of 2017. The promoter has completed all the development works at site and obtained completion certificate vide

memo no. LC-3320 & 3321/JE(SJ)/2022/29573 dated 29.09.2022. The promoter has submitted that they have not sold or booked a single plot in the said project and not received a penny from any prospective buyer. (A CA certificate dated 09.01.2023 mentioning the same is enclosed).

4. On 22.05.2024, the Authority observed that penalty cannot be waived of since submission of online A to H and uploading of QPRs on the web portal is the statutory liability of the promoter. Before linking the online A to H with the Registration no. 324 of 2017, the Authority directs the promoter to show cause as to why RERA bank account has been changed without informing the Authority.

Further, the Authority directed the promoter to submit copy of agreement to sell, allotment letter, service plan estimates, standard designs of SCOs and environmental clearance certificate.

5. The cumulative penalty from 18.12.2023 to 27.08.2024 worked out to Rs. 6,46,000/-. On 28.08.2024, the penalty of Rs. 5,000/- per day imposed on 22.05.2024 was enhanced to Rs. 10,000/- per day till quarterly progress reports are uploaded online. The cumulative penalty from 18.12.2023 to 18.02.2025 worked out to Rs. 23,96,000/-.

6. Today, the counsel informed that they have filed reply yesterday. The counsel requested to waive of the penalty as they were unable to upload QPRs due to non-linking of RC with the A to H form.

7. The Authority observed that it is the duty of the promoter to provide correct details in the A to H. Further, Authority directs the office to examine the reply dated 18.02.2025 and if correct details of RERA account have been submitted then Registration no. 324 of 2017 be linked with the A to H form submitted by the promoter. The promoter is directed to upload the QPRs within 15 days after linking of A to H with RC no. 324 of 2017 failing which penalty of Rs. 25,000/- per day will be imposed till quarterly progress reports are uploaded online.

8. Adjourned to **07.05.2025**.

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

Haryana Real Estate Regulatory Authority • Panchkula •