



## 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  
Nadim Akhtar  
Chander Shekhar

**Chairman**  
**Member**  
**Member**

**Date of Hearing:** 05.03.2025

**Hearing:** 6<sup>th</sup>

**Present:** - Adv. Neeraj Goel on behalf of the 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)(1)(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 the extension of registration of the abovesaid project and was considered by the Authority in its meeting held on 08.01.2025.
8. On the last date of hearing i.e. 05.02.2025, neither anyone appeared on behalf of the respondent nor had any reply been filed. Since no reply had been filed by the promoter to the show-cause notice, the Authority decided to impose a penalty of Rs. 1 lakh and directed 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 were placed before the Authority on 05.03.2025, the said matter was adjourned in the same date.
9. Today learned counsel Sh. Neeraj Goel appeared and requested for one more opportunity to comply with the orders of the Authority but the Authority declined the request and since the promoter had failed to deposit


the penalty of Rs.1 Lakh therefore the Authority decided that the matter may be sent to the learned Adjudicating Officer (Execution) for recovering the same.

10. In view of the above, file should be transferred to the court of Ld. Adjudicating Officer (Execution) for taking further necessary action as per law.

11. Disposed of

  
.....  
Chander Shekhar  
Member

  
.....  
Nadim Akhtar  
Member

  
.....  
Parneet S Sachdev  
Chairman