HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 3094 of 2022

HRERA, Panchkula ...COMPLAINANT

VERSUS

Ansal Properties & Infrastructure Ltd. .....RESPONDENT

CORAM: **Nadim Akhtar** **Member**
Dr. Geeta Rathee Singh **Member**
Chander Shekhar **Member**

Date of Hearing: 06.11.2024

Hearing: 5th

Present: - None on behalf of the respondent.

ORDER [Nadim Akhtar-Member]

This suo-motu complaint was registered against the respondent for neither applying for further extension of registration of the project as required under Section-6 of Real Estate (Regulation & Development) Act, 2016 nor submitting any information/documents showing completion/part completion of the project issued by the competent Authority within time period of registration of the project "Anand Lok" an Affordable Residential Plotted Colony measuring 13.006 acres in Sector-24, Dharuhera, Rewari registered vide Registration No. HRERA-PKL-RWR-74-2018 dated 03.12.2018 and which was valid upto 31.12.2020. The Authority vide its order dated 26.05.2020 had granted six months general extension from

25.03.2020 to 24.09.2020 to all registered projects due to COVID-19. Despite granting the above benefit of extension registration stands expired on 30.06.2021.

2. The Authority in exercise of the powers conferred under Section-35 of the Real Estate (Regulation & Development) Act, 2016, issued a show cause notice dated 23.11.2022 directing to furnish certain information along with documentary evidence in support thereof within 30 days.
3. On 09.01.2023, 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 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.
5. 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.
6. On the last date of hearing, i.e. 12.06.2024, neither anyone appeared on behalf of the respondent nor has any reply been filed. Authority imposed a penalty of Rs. 5 lacs and directed the respondent to deposit the said amount in the registry before the next date of hearing. Further, the Authority directed to submit the above said information/documents before the next date of hearing and Managing Director/one of the Directors be personally present on the next date of hearing failing which additional cost will be imposed. The orders of the Authority were delivered to the promoter on 28.10.2024.
7. Despite the service of orders, today, neither anyone appeared on behalf of the respondent nor has any reply been filed. Since, the MD/one of the

directors was required to be present today, the Authority decides to impose an additional penalty of Rs. one lakh and directed the respondent to deposit total penalty amounting to Rs. 6 lacs in the registry before the next date of hearing.

Further, the Authority grants last opportunity to the promoter to submit the above said information/documents before the next date of hearing and Managing Director/one of the Directors be personally present on the next date of hearing failing which additional cost will be imposed. The office is directed to send copy of orders to the promoter via registered post and mail.

8. Adjourned to **05.03.2024**.

Chander Shekhar Member	Dr. Geeta Rathee Singh Member	Nadim Akhtar Member