HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (Suo-Motu) 3182 of 2022

HRERA, Panchkula ...COMPLAINANT

VERSUS

BestPlus Developers Pvt. Ltd ....RESPONDENT

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

Date of Hearing: 15.01.2025
Hearing: 9th
Present: None.

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)(l)(c) at the time of seeking registration nor applying for extension of registered project namely; "Rohtak Greens" an affordable residential plotted colony on land measuring 7.75 acres in Sector-25-D, village Pehrawar, Rohtak registered vide Registration No. 238 of 2017 dated 20.09.2017 valid upto 31.12.2019. The first extension was granted upto 30.06.2021 including six months Covid period from

25.03.2020 to 24.09.2020. After granting benefit of covid period the registration stands expired on 30.09.2021.

2. A show cause notice dated 29.11.2022 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 30.01.2023, Authority had directed the promoter not to sell any unsold inventory or create any third-party rights in the project till extension is granted. On 26.07.2023, no one appeared nor any reply filed. The Authority, therefore, directed the promoter to show cause as to why penalty proceedings U/s 61 read with Section 63 be not initiated for failure to comply with the orders of the Authority.

4. On 28.02.2024, Authority directed the respondents to apply for extension and deposit the penalty of Rs. 5 Lac before the next date of hearing. The orders were sent through mail on 19.04.2024 and registered post, which were delivered to the respondent on 30.03.2024.

5. Respondent/Promoter (through Sh. Ashok Kumar) vide reply dated 28.02.2024 has submitted that extension of the project has been applied on 20.03.2024.

6. On 01.05.2024, the Authority granted one last opportunity to deposit the penalty of Rs 5 Lacs failing which additional costs of Rs 2 Lacs shall be imposed.

7. On 07.08.2024, neither anyone appeared nor any penalty has been deposited by the respondent. Therefore, the Authority while confirming the cost of Rs 2 Lacs directed the respondent to deposit Rs 7 Lacs in the registry of the Authority before the next date of hearing.

8. On the last date of hearing i.e., 06.11.2024, Promoter-Respondent was granted one last opportunity to deposit Rs. 5 Lacs as penalty and Rs. 2 Lacs as cost in the registry of the Authority before the next date of hearing.

9. Today, neither anyone appeared nor any penalty and cost has been deposited by the respondent. The Authority observes that the Promoter has not deposited the said penalty and cost even after granting last opportunity. The Authority directs that the Managing Director or one of the Directors of the Promoter Company be personally present on the next date of hearing. The Promoter-Respondent is again directed to deposit Rs. 5 Lacs as penalty and Rs. 2 Lacs as cost in the registry of the Authority before the next date of hearing failing which interest will be imposed.

The office is directed to send a copy of this orders to the Promoter via registered post and e-mail.

10. Adjourned to **26.03.2025.**

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