

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 341 OF 2024

HRERA, Panchkula

....COMPLAINANT

VERSUS

Valmax Construction Pvt. Ltd.

....RESPONDENT

CORAM:

Parneet S Sachdev

Chairman

Nadim Akhtar

Member

Dr. Geeta Rathee Singh

Member

Chander Shekhar

Member

Date of Hearing: 22.01.2025

Hearing:

5th

Present:

None for the Respondent-Promoter.

ORDER (Parneet S Sachdev- Chairman)

This suo-motu complaint relates to the project namely 'Valmax Construction Private Limited' – an Affordable Plotted Colony on land measuring 8.05 acres situated in Sector 10, Palwal, Haryana registered vide Registration No. 174 of 2017 dated 31.08.2017 valid upto 30.06.2022.

- 2. The Authority in its meeting held on 07.02.2024 observed that "License granted by DTCP was valid upto 20.07.2022. Although promoter has applied for renewal of license, yet it is pending. Hence, Authority decided that promoter be issued show-cause notice under Section-7(1) of RERA Act, 2016 as to why registration no.174 of 2017 may not be revoked as at present promoter has no license..."
- 3. A show cause notice dated 05.03.2024 u/S-7 of the RERD Act,2016 was issued to the promoter as to why registration of the project be not revoked.
- 4. On 03.04.2024, the Authority decided that as the license has expired on 20.07.2022 and the registration has lapsed, hence, further sale in the project is banned.

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- 5. On 22.05.2024, Sh. Jyoti Sidana informed that reply has been submitted in the Authority today. The Authority directed the office to examine the reply and place it before the Authority on the next date of hearing.
- 6. Vide Reply dated 22.05.2024, the Promoter has submitted a copy of renewed License No. 50 of 2017 dated 21.07.2017 which has been renewed upto 20.07.2024.
- 7. On 28.08.2024, the Authority observed that License No. 50 of 2017 dated 21.07.2017 is still not valid as on date, therefore ban on sale shall continue. The Authority directed the Promoter to submit a copy of renewed licence and an affidavit to the effect that no plots have been sold after 03.04.2024 i.e. the date when the ban was imposed.
- 8. On 20.11.2024, Sh. Jyoti Sidana informed that the reply has been submitted in the Authority yesterday. The Authority directed that the reply submitted by the Respondent Promoter be placed on record before the Authority on the next date of hearing.
- 9. Vide Reply dated 19.11.2024, the Promoter has submitted the following:
- i. Copy of License No. 50 of 2017 dated 21.07.2017 which is renewed upto 20.07.2025.
- ii. An affidavit that no plots have been sold to any third party after 03.04.2024.
- 10. Today, the Authority observes that License No. 50 of 2017 dated 21.07.2017 has been renewed upto 20.07.2025. Therefore, the Authority decided to discharge the show cause notice dated 05.03.2024.

11. Disposedof.

Chander Shekhar

Member

Dr. Geeta Rathee Singh

Member

Nadim Akhtar

Member

Parneet S Sachdev Chairman