HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (SUO-MOTU) 595 of 2021

HRERA, Panchkula ...COMPLAINANT

VERSUS

Raheja Developers Ltd. ....RESPONDENT

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

Date of Hearing: 18.12.2024
Hearing: 14th
Present: None for the respondent

ORDER (Parneet S Sachdev - Chairman)

Present Suo-Motu Complaint was registered against the respondent promoter regarding difference in information provided by him in the online proforma 'A-H' and hard copy submitted while getting registration of project of an affordable residential plotted Colony under DDJAY vide registration no. 6 of 2017 dated 23.06.2017 valid upto 31.12.2022 comprising of license no. 33 of 2017 dated 16.06.2017 for developing an affordable residential plotted colony on land measuring 6.81 acres to be developed by Raheja Developers Ltd in Sector-14,

Sohna, Haryana. Suo-Motu notices were issued to the promoter of the project on 01.06.2021and 12.08.2021 by the Authority.

2. When the matter was heard on 14.03.2022, no one appeared on behalf of respondents nor any reply was filed.The Authority decided that " *the information submitted online shall be deemed to be correct information because allottees have invested their money on the basis of such information submitted by the promoters. Promoters shall be held responsible and liable towards allottees in accordance with online information submitted*". The Authority also directed the promoter-respondent to pay penalty of Rs.5.50 lacs failing which recovery warrants will be issued for recovery of due amount as arrears of land revenue.

3. On 02.05.2022, as the promoter had failed to deposit the penalty of Rs. 5.50 lacs, the Authority decided to issue recovery warrants to the collector, Nuh for recovery of penalty as arrears of land revenue by attaching bank accounts of the promoters company to the extent of Rs. 5.50 lacs and the same was issued on 20.05.2022.

4. On 28.08.2023, it was directed that a reminder be sent to the Collector, Nuh for recovery of penalty as arrears of land revenue by attaching bank accounts of the promoters company to the extent of Rs. 5.50 lacs.

5. On the last date of hearing, i.e., 24.01.2024, the Authority observed that in the orders dated 02.05.2022, it was inadvertently directed to issue recovery warrants to the Collector, Nuh for recovery of penalty as arrears of land revenue

by attaching the bank accounts of the respondent's company to the extent of Rs. 5.50 lacs was passed inadvertently. The Authority was of the view that since the promoter has failed to deposit the penalty of Rs. 5.50 lacs till date, therefore the matter may be sent to the learned Adjudicating Officer (Execution) for necessary action.

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

7. **Disposed of**

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