



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

### COMPLAINT NO.(Suo-Motu) 2006 of 2022

HRERA, Panchkula

...COMPLAINANT

VERSUS

Edgepoint Infra Developers LLP

....RESPONDENT

**CORAM:**

**Parneet S Sachdev**

**Chairman**

**Dr. Geeta Rathee Singh**

**Member**

**Chander Shekhar**

**Member**

**Date of Hearing:** 02.04.2025

**Hearing:** 10<sup>th</sup>

**Present:** None.

### **ORDER (PARNEET S SACHDEV - CHAIRMAN)**

This Suo-motu complaint was registered against the respondent for not uploading quarterly progress reports of project registered vide Registration No. 339 of 2017 dated 27.10.2017 valid upto 31.08.2021.

2. The matter was heard on 04.09.2024 wherein the Managing Director/one of the Directors of the respondent was directed to appear personally on the next date of hearing since the QPRs of the project were not filed by the respondent. Penalty of ₹25,000/- per day was imposed till quarterly progress reports are uploaded online.

3. Said QPRs have not been filed till date. On the last date of hearing i.e., 22.01.2025, Adv. Pavan Malik stated that they have filed replies dated 16.12.2022

and 12.07.2024 informing that they are not developing the affordable group housing colony and migrating the said license in DDJAY plotted colony. However, on perusal it was seen that the said replies have been considered by the Authority in the other complaint no. 2807 of 2022 registered against the same project and not in this complaint. In view of the above, he requested that penalty may not be imposed. Acceding to his request, the Authority observed that the cumulative penalty till today amounting to ₹76,89,000/- should be deposited in the registry before the next date of hearing. Further, Managing Director/Partner of the respondent LLP has also not appeared as directed by the Authority, therefore a cost of Rs 1 lac is imposed on the respondent for non-appearance of the partner.

4. Vide letter dated 22.01.2025, the respondent has submitted Authority letter vide which Sh. Sandeep Garg is authorised to appear in this complaint. He has also annexed a copy of reply dated 12.07.2024 through which they had informed the Authority that a request to migrate the license from Affordable Group Housing Colony to Affordable Plotted Colony under Deen Dayal Jan Awas Yojna (DDJAY) has been made to DTCP vide letter dated 12/10/2021.

Further they are planning to develop Affordable Plotted Colony under Deen Dayal Jan Awas Yojna (DDJAY) after Migration of the said license and in continuation of this, they have received a Letter of Intent dated 21/10/2022 from DTCP, Haryana. They further informed that they want to surrender the above mentioned HRERA Registration No 339 of 2017 and will apply for New Registration after receipt of License for Affordable Plotted Colony under Deen Dayal Jan Awas Yojna on above said project land from DTCP, Haryana.

5. Today, no one has appeared on behalf of respondents. Taking note of the above, Authority directs the respondents to deposit the total Penalty of ₹76,89,000/- and cost of Rs 1 lac in the registry of the Authority before next date of hearing failing which the matter will be transferred to Execution Branch for



recovery of the said amount as per law. Further, a copy of letter of Intent dated 21.10.2022 and latest status of the migration of License in DTCP, Haryana be also submitted. The promoter is also required to submit by way of an affidavit that no third-party rights have been created in the project already registered by the Authority.

6. Adjourned to 09.07.2025

  
Chander Shekhar  
Member

  
Dr. Geeta Rathee Singh  
Member

  
Parneet S Sachdev  
Chairman