



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

### COMPLAINT NO. 538 of 2023

HRERA, Panchkula

...COMPLAINANT

VERSUS

Nakshatra Properties

....RESPONDENT

<b>CORAM:</b>	<b>Parneet S Sachdev</b>	<b>Chairman</b>
	<b>Nadim Akhtar</b>	<b>Member</b>
	<b>Dr. Geeta Rathee Singh</b>	<b>Member</b>
	<b>Chander Shekhar</b>	<b>Member</b>

**Date of Hearing:** 26.03.2025

**Hearing:** 7<sup>th</sup>

**Present:** None on behalf of respondents.

**ORDER (Parneet S Sachdev-Chairman)**

This suo-motu complaint was registered against the respondent for recovery of deficit registration fee against Registration Certificate No 344 of 2017 dated 15.09.2017 granted in the name of Nakshatra Properties. At the time of granting registration, an amount of Rs. 25,000/- was charged as fee for registration. However, the Authority vide Item No. 196.24 of its proceedings dated 16.01.2023

has decided that balance amount Rs. 2,25,000 be recovered as deficit fee from Nakshatra Properties as the registration is in the name of a firm.

2. When this matter was heard on 28.08.2023, neither anyone appeared nor any reply was filed by the respondent. Therefore, the respondent was directed to show cause as to why registration granted may not be revoked under Section 9 (7) of the RERA Act, 2016.

3. The said orders were conveyed through mail to the respondent on 09.01.2024, on which he has replied as under: -

*"I am not able to attend this hearing. But I am writing my submission as mentioned in the complaint, Registration Certificate No. 344 of 2017 dated 15.9.2017 was granted in the name of Nakshatra Properties. This is for your kind information please that OMEX company had done all the paperwork regarding this registration and told me to deposit a fee of Rs 25000/- which i have deposited to them. At that time I have not received any communication from your side also regarding the deficit in registration fee. Now, I am not in position to deposit this fee. Kindly reconsider your decision of revocation of fresh registration granted."*

4. On 10.01.2024, the Authority observed that any averments made through the mail are not entertained by the Authority. For the last time, the respondent was directed to submit a written reply to the show cause issued by the Authority vide its order dated 28.08.2023 and the respondent was directed to be either present personally or through video conferencing on the next date of hearing.

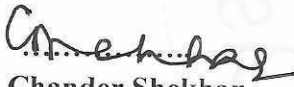
5. On 22.05.2024, neither anyone appeared on behalf of respondent nor any reply has been filed. The respondent was given an opportunity of personal hearing before revoking his application under Section 9 (7) of the RERD Act, 2016 failing which further action for revoking the registration shall be initiated.

6. On 28.08.2024, the case was adjourned on the request of the counsel. On the last date of hearing, i.e., 11.12.2024, neither anyone appeared on behalf of respondent nor any reply has been filed. The Authority decides to grant last

opportunity of personal hearing to the respondent before revoking his registration as per Section 9 (7) of the RERA Act, 2016. The orders were sent to the Promoter through registered post which were delivered on 22.03.2025 and through e-mail which were delivered on 21.03.2025.


7. Today also, neither anyone appeared on behalf of respondent nor any reply has been filed. Since many opportunities have already been granted to the respondent to appear before the Authority or to file reply and the respondent has not availed any opportunities therefore the Authority decides to revoke the said registration no 344 of 2017 dated 15.09.2017 granted in the name of Nakshatra Properties. The same be added to the list of revoked registrations. This show cause notice issued against the respondent be discharged after revoking the registration.

8. **Disposed of.**

  
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Chander Shekhar  
Member

  
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Dr. Geeta Rathee Singh  
Member

  
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Nadim Akhtar  
Member

  
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Parneet S Sachdev  
Chairman