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: 26.03.2025
Hearing: 10th
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, the Authority 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. On 28.02.2024, Authority directed the respondents to deposit the penalty of Rs. 5 Lac.

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

5. On 07.08.2024, 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.

6. On the last date of hearing 15.01.2025, since Rs. 5 Lacs as penalty and Rs. 2 Lacs as cost was not deposited by the respondent, the Authority directed the Managing Director or one of the Directors of the Promoter Company to be personally present on the next date of hearing. The orders were sent to the Promoter via registered post which were delivered on 22.03.2025 and through e-mail which were delivered on 21.03.2025.

7. Today, neither anyone appeared on behalf of respondent nor any reply has been filed. The director of the respondent company also did not appear, therefore the Authority imposes a cost of Rs 1 Lac on the respondent for non appearance of the Director which should be deposited alongwith penalty of Rs. 5 Lacs and cost of Rs. 2 Lacs. Further, if the said amounts are not deposited before the next date of hearing then interest at the rate of SBI's highest marginal cost of

lending rate (MCLR) + 2% as per Rule 15 of the RERA Rules, 2017 shall be imposed.

8. Adjourned to **02.07.2025.**

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

Haryana Real Estate Regulatory Authority • Panchkula • सत्यमेव जयते