



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO.(Suo-Motu) 1484 of 2022

HRERA, Panchkula

....COMPLAINANT

VERSUS

Ahinsha Builders Pvt. Ltd.

...RESPONDENT

CORAM:

Parneet S Sachdev

Chairman

Nadim Akhtar

Member

Chander Shekhar

Member

Date of Hearing: 09.04.2025

Hearing: 8th

Present: - Sh. Manish Khanna, counsel for the respondent through video conference

ORDER (PARNEET S SACHDEV - CHAIRMAN)

Present Suo motu complaint has been initiated against the respondent promoter, i.e., Ahinsha Builders Pvt. Ltd. who is developing the real estate project, "Ahinsha Naturez Park" a group housing colony on land measuring 1.90 Acres in Village Sarai Khwaja, Sector-41, Faridabad registered by the Authority vide Registration no. 345 of 2017 dated 27.10.2017. First extension of registration to the project was granted upto 30.04.2021. Thereafter, on 17.05.2022 Authority granted second extension upto 31.07.2023. However, the Authority at the same time took a suo- motu cognizance of the fact that there is a need to monitor the development of the project. The present Suo-Motu complaint is for the purpose of monitoring the progress of the project.

2. M/s S.P Chopra & Co. were appointed as auditors vide letter dated 21.03.2024. The auditors submitted their report on 22.07.2024. The matter was considered by the Authority in its meeting held on 24.07.2024 wherein Authority decided to grant third extension for one year under Section 7(3) of the RERA Act, 2016. Application seeking extension for the fourth year was made by the respondent on 17.05.2024 which was under consideration of the Authority.
3. On the last date of hearing, i.e., 29.01.2025, Sh. Manish Khanna, apprised that status report in the present complaint has not been filed. Since the present Suo Motu Complaint has been registered against the respondent for monitoring the progress of the project, the Authority directed the respondent to submit a reply in the present case and also inform the latest status of the project which should include the percentage of works completed block wise, the cash flows of the project along with the latest photographs, atleast 10 days before the next date of hearing.
4. Vide replies dated 06.02.2025 and 01.04.2025, the respondent has submitted as under: -
 - a) Project Ahinsha Naturez Park is a residential project of 108 apartments, admeasuring carpet area of each apartment 116.60 sq. mtr. The Project is having three towers of G+18 Storey + 2 Basements. The construction of the project is complete in all respects along with essential services i.e. Fire Fighting System, Electricity, Water Supply, Sewerage Treatment Plant, Rain Water Harvesting System, Solar Energy System, Organic Waste Composter etc, are live-functional in all respect, and maintained by us for occupancy.
 - b) All necessary NOCs i.e. Fire NOCs on completion, Lifts License etc. are on place.
 - c) The occupation certificate was applied on 08.02.2021 with the Municipal Corporation of Faridabad. However, the status of application for Occupation Certificate is deemed to have been granted as per the

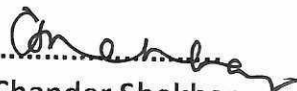


provisions of Haryana Municipal Corporation Act 1994 and Haryana Building Code 2017.

- d) The land of the registered project was allotted by Municipal Corporation of Faridabad on the FSI basis including External Development and Internal Development Charges in the approved Town Planning Scheme No. 7. The Municipal Corporation Faridabad is promoter as per the provision of section 2 (zk) of the Real Estate and Development Act 2016. Municipal Corporation of Faridabad was committed to provide the Metalled Road as approach to this plot and connecting to Main Surjkund Road through NHPC Colony, Sewerage Disposal Line, Water Supply, Storm Water Drainage, Lights and Electrification as per the terms and conditions of allotment. Some of these development works are still pending/deficient from long back at their level. As per the zoning of approved town planning scheme no 7, essential amenities i.e. Community Centre, Primary School, Commercial Complex are still pending.
- e) As per the clause No. 16 of Allotment Letter, vide No. MCF/AEO/2013/501, dated 12.04.2013, issued by Municipal Corporation of Faridabad, an Arbitration 109-2020 is pending for adjudication before the Arbitrator appointed by the Hon'ble High Court of Punjab and Haryana.

In view of the above, it is stated that since the project is completed in all respect and all necessary approvals along with the deemed to have been granted Occupation Certificate as per the provisions of Haryana Municipal Corporation Act 1994 and Haryana Building Code 2017, they are duly handing over the sold flats to the buyers/ purchasers of the respective flats.

5. Since the latest status of the project has been submitted by the promoter therefore the show cause notice issued against the respondent is hereby discharged. This Suo motu complaint stands **disposed of**. File be consigned to record room after uploading of orders.


Chander Shekhar
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman