



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

### COMPLAINT NO. (Suo-Motu) 1696 of 2023

HRERA, Panchkula

...COMPLAINANT

VERSUS

Rose Building Solutions Pvt. Ltd.

....RESPONDENT

**CORAM:**

**Parneet S Sachdev**

**Chairman**

**Dr. Geeta Rathee Singh**

**Member**

**Chander Shekhar**

**Member**

**Date of Hearing:** 02.04.2025

**Hearing:** 6<sup>th</sup>

**Present:** Sh. Vineet Maheshwari (Authorised Representative of the Promoter).

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

This suo-motu complaint relates to the project- an Affordable Residential Plotted Colony on land measuring 6.5104 acres situated in Sector 35, Karnal, Haryana registered vide Registration No. 269 of 2017 dated 09.10.2017 valid upto 03.04.2021. Notice under Section 35 of the Act was issued to the promoter for non-submission of following information/documents in the said project:-

- i) The registration granted by the Authority cited above lapsed on 03.04.2021. You have neither applied for further extension of registration of the project as required under Section-6 of Real Estate (Regulation & Development) Act, 2016 nor submitted any information/documents showing that project stands completed or part

completion/completion certificate has been granted by the competent Authority within time period of registration.

ii) It has also been observed that you have failed to fulfil your following obligations U/s 11 of the RERA Act as:

- (a) You are not uploading quarterly progress reports of above-mentioned project.
- (b) License No. 77 of 2017 dated 14.09.2017 was valid upto 13.09.2022. You have not submitted the renewed license.
- (c) Approved copies of Demarcation Plan, Zoning Plan and service plan estimates have not been submitted.
- (d) Duly approved building plans in respect of commercial pocket measuring 0.191 Acres have not been submitted.
- (e) NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India before execution of development works at site have not been submitted.

2. The respondent vide reply dated 31.08.2023 has submitted that they had received completion certificate for the project on 25.01.2019, i.e., within the time period of registration, so there is no requirement for seeking extension of the project or renewal of license. Further, the respondent has submitted copies of approved zoning plan, service plan estimates, zoning plan and building plans for the commercial pocket and NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India. The respondent has filed QPRs upto 30.06.2023.

3. On 11.09.2023, the Authority had announced to dispose of the matter since the respondent had submitted the requisite information. However, after perusal of documents, it has come to the notice of the Authority that copy of approved demarcation plan and service plans have not been submitted by the respondent. So, respondent is directed to submit the same before the next date of hearing.

4. On 04.09.2024, neither anyone appeared on the behalf of the Promoter nor any reply has been submitted in the Authority. The Authority grants one last opportunity to the Promoter to submit copy of approved demarcation plan and service plans at least one week before the next date of hearing.
5. On 13.11.2024, neither anyone appeared on behalf of the Promoter nor copy of approved demarcation plan and service plans have been submitted. After consideration, Authority observes that the Respondent Promoter has not submitted the above-mentioned documents even after giving last opportunity. Hence, the Respondent Promoter is directed to show cause as to why penalty under Section-63 of the RERA Act, 2016 may not be imposed for not complying with the orders of the Authority. The Promoter is again directed to submit copy of approved demarcation plan and service plans one week before the next date of hearing. It was directed that copy of this order be sent to the Respondent Promoter via registered post and email.  
The orders dated 13.11.2024 were delivered to the Promoter on 18.01.2025 via registered post.
6. On the last date of hearing i.e 22.01.2025, Sh. Vineet Maheshwari informed that the approved demarcation plan and service plans will be submitted today in the Authority. The Authority directs the promoter to submit the required documents along with the reply to the show cause notice under Section-63 of the RERA Act, 2016.
7. Vide letter dated 22.01.2025, the promoter had submitted approved copy of demarcation plan and approved copy of Service plans and estimates along with the reply to the show cause notice.
8. Today Sh. Vineet Maheshwari informed that reply was submitted on 22.01.2025. After consideration, reply was found satisfactory and thus the Authority decided that the show cause notice issued against the respondent be

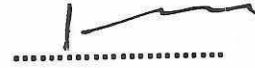
discharged. **Disposed of.** File be consigned to record room after uploading of the orders.



Chander Shekhar  
Member



Dr. Geeta Rathee Singh  
Member



Parneet S Sachdev  
Chairman

