HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1081 of 2020

HRERA, Panchkula ...COMPLAINANT

VERSUS

Parsvnath Developers 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:	27th	
Present: -	Sh. Sanjeev Jain, Director along with Adv. Rupali Verma on behalf of Respondent.	

ORDER (Parneet S Sachdev-Chairman)

This suo-motu complaint was registered in respect of registration no.132 of 2017 dated 28.08.2017, granted for a group housing project namely; "Parsvnath Preston", measuring 6.73 acres, which lapsed on 31.12.2019.

2. The Authority on 21.11.2023 had observed that the case relating to the extension of registration submitted on 18.11.2021 was placed before the Authority in its meeting held on 29.11.2021 wherein it was observed that *the item was withdrawn with the permission of the chair as the matter had already been considered by the Authority while hearing Suo motu complaints.* Further, the Authority vide its orders dated 29.11.2021 had already directed Sh. Sanjeev Jain, Managing Director of the company to submit a comprehensive action plan for development of the project and also the source from which funds will be arranged.

3. The matter was heard by the Authority on 06.11.2024, wherein the Authority after hearing the pleadings of the counsel directed the promoter to submit the following: -

i. *Detailed tower wise resolution plan reflecting quarter wise work to be done in each quarter, total funds already lying with the company and the fund which are expected to fill the gaps.*
ii. *Photographs of the existing towers.*
iii. *Status of renewal of license granted by DTCP, Haryana.*
iv. *Application for extension on Form REP-V, from the expiry of validity of registration, upto present date alongwith further time required to complete the said project.*
v. *Complete data showing the total number of unsold units lying with the company and details of units where settlement has been arrived with the allottees alongwith the settlement deeds.*
vi. *Consent of allottees who are to be shifted.*

4. On the last date of hearing, i.e., 08.01.2025, Adv Rupali Verma appearing on behalf of the respondents informed that they are filing a detailed reply. Authority directed the office to examine the same and put up on the next date of hearing.

5. After considering the reply dated 08.01.2025, the Authority on 05.03.2025 had observed that the respondent has failed to complete the project within stipulated time nor applied for further extension in the prescribed form REP-V for getting the validity of registration extended. Therefore, there seems to be intentional non-compliance of the provisions of the Act on the part of the respondent. Hence, the Managing Director/one of the Directors of the respondent is directed to appear personally on the next date of hearing and explain their stand.

The promoter should also deposit the penalty of Rs 5 Lacs imposed by the Authority on 15.05.2024 before the next date of hearing as the request of the respondent dated 06.11.2024 regarding waiving of the penalty was rejected by the Authority.

6. Today, Adv. Rupali Verma, appearing on behalf of the respondent informed that they are depositing partial penalty amounting to Rs 2 Lacs and will submit the remaining amount within a week. She further requests to revive the application for extension filed by them on 18.11.2021 and requested to dispose of the present suo motu complaint after the remaining penalty is deposited.

7. Acceding to the request of counsel to grant weeks' time to file reply, matter is adjourned to **09.04.2025**.

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