HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1710 of 2022

HRERA, Panchkula ...COMPLAINANT

VERSUS

CHD Developers Ltd. ....RESPONDENT

CORAM:	**Parneet S Sachdev**	**Chairman**
	Nadim Akhtar	**Member**
	Chander Shekhar	**Member**

Date of Hearing: 07.05.2025
Hearing: 11th
Present: None for the respondent

ORDER (Parneet S Sachdev-Chairman)

This Suo-motu complaint was registered against the respondent for not uploading quarterly progress reports of project namely "CHD Spring Valley" registered vide Registration No. HRERA-PKL-KNL-101-2019 dated 18.03.2019 valid upto 30.09.2024.

2. On 05.07.2023, Authority decided to impose a penalty of ₹ 1000/- per day till the quarterly progress reports are uploaded online.

3. On 18.12.2023, the Authority enhanced the penalty from ₹ 1,000/- to ₹ 10,000/-.

4. On 24.04.2024, the penalty of Rs.10,000 per day imposed on 18.12.2023 was enhanced to Rs. 25,000 per day till quarterly progress reports are uploaded

online. It was further made clear that penalty of ₹ 25,000/- per day shall continue till the date quarterly progress reports are filed by promoter.

5. On 24.07.2024, the Authority directed that either the Managing Director or the Director of the Company be personally present on the next date of hearing. Now, the total cumulative penalty from 05.07.2023 to 17.12.2023 (₹ 1,000/day) ,from 18.12.2023 to 23.04.2024 (₹ 10,000/day) and from 24.04.2024 to 24.07.2024 (₹ 25,000/day) amounts to ₹ 1,66,000/- + 12,80,000/- + 23,00,000/- = ₹ 37,46,000/-. The respondent was directed to deposit the said amount before the next date of hearing.

6. On the last date of hearing, i.e., 23.10.2024, despite the service of orders, neither anyone appeared on behalf of the respondent nor any quarterly progress reports have been uploaded online. The cumulative penalty from 05.07.2023 till today amounts to ₹ 60,21,000/- .The promoter was directed to deposit the said amount in the registry of the Authority. The Authority imposed cost of ₹ 1 lac for non-appearance of M.D. or Director of the Promoter Company. The Authority again directed that either the Managing Director or one of the Directors be personally present on the next date of hearing. The office was directed to send a copy of these orders to the Promoter by mail and through registered post. The orders dated 23.10.2024 were delivered to the Promoter on 13.02.2025 via registered post.

7. Vide reply dated 29.10.2024 in Suo-Motu Complaint No. 1764-2022, the promoter informed that vide order dated 05.09.2022 passed by the National Company Law Tribunal initiating CIRP process of CHD Developers Limited, under the provisions of the Insolvency and Bankruptcy Code,2016 in the matter of Rajeev Kumra & ors Vs CHD Developers Limited (Company Petition No. IB-1081/(PB)/2020, Mr. Rajesh Kumar Parekh has been appointed as Interim Resolution Professional to carry out corporate insolvency resolution process of the Company.

8. On the last date of hearing, i.e., 19.02.2025, after considering the reply dated 29.10.2024 submitted in Suo-Motu Complaint No. 1764-2022, the Authority was of the view that Mr. Rajesh Kumar Parekh (IRP) should comply with the directions of the Authority as mentioned in the show cause notice dated 26.07.2022. The cumulative penalty from 05.07.2023 till date amounts to ₹ 89,96,000/- . Cost of ₹ 1 Lac imposed on 23.10.2024 be deposited in the registry of the Authority. It is again made clear that penalty of ₹ 25,000/- per day shall continue till the date quarterly progress reports are uploaded.

The Authority directed the office to send a copy of this order and show cause notice dated 26.07.2022 to Sh. Rajesh Kumar Parekh (IRP) via registered post and e-mail.

9. The orders dated 19.02.2025 & show-cause notice dated 26.07.2022 were sent to the IRP (Sh. Rajesh Kumar Parekh) via Registered post and E-mail on 25.04.2025.

10. Today, neither anyone appeared nor any reply was filed. The Authority decided to grant one last opportunity to Mr. Rajesh Kumar Parekh (IRP) to comply with the directions of the Authority as mentioned in the show cause notice dated 26.07.2022. The cumulative penalty from 17.07.2023 till date amounts to ₹ 1,09,46,000/- . Cost of ₹ 1 Lac imposed on 23.10.2024 be deposited in the registry of the Authority. It is again made clear that penalty of ₹ 25,000/- per day shall continue till the date quarterly progress reports are uploaded.

The Authority directs the office to send a copy of this order and show cause notice dated 26.07.2022 to Sh. Rajesh Kumar Parekh (IRP) via registered post and e-mail.

11. **Adjourned to 06.08.2025**

Chander Shekhar
Member

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Nadim Akhtar
Member

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Parneet S Sachdev
Chairman