HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 2258 of 2022

HRERA, Panchkula ...COMPLAINANT

VERSUS

HSVP, Rohtak ....RESPONDENT

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

Date of Hearing: 28.05.2025
Hearing: 11th
Present: Adv. Tarun Ranga on behalf of respondent.

ORDER (Parneet S Sachdev-Chairman)

This suo-motu complaint was registered against the respondent for not uploading quarterly progress reports of project registered vide Registration No. HRERA-PKL-ROH-250-2021 dated 15.07.2021 valid upto 31.12.2024.

A show-cause notice was issued on 24.08.2022 for not uploading quarterly progress reports on the web portal of the Authority.

2. On 24.01.2024, the Authority increased the penalty from ₹1,000 to ₹10,000 per day since the promoter had not filed QPRs.
3. Thereafter, vide letter dated 27.03.2024, received on 02.04.2024, the respondents have submitted the details of allotted and un-allotted plots of the present sector as under:

Allotted Plots	1148
Unallotted Plots	2007

4. On 08.05.2024, the Authority was of the view that current status alongwith the other necessary documents and information has to be uploaded on the web portal of Authority by way of quarterly progress reports. It was further made clear that if the above orders of Authority are not complied by the respondents, then the penalty of Rs. 10,000 shall be increased to Rs. 25,000/- per day.

5. On 14.08.2024, Adv. Tarun Ranga informed that they are filing application for grant of Moratorium in all Suo-motu complaints and project cases qua HSVP sectors under HRERA Act, 2016 in the registry of the Authority. The Authority directed the office to place the same before the Authority on the next date of hearing. Cumulative Penalty till today amounting to Rs 38.70 Lakhs be deposited in the registry of the Authority before the next date of hearing.

6. On 11.12.2024, the Authority observed that the Promoter has uploaded QPRs upto March 2024 on 14.08.2024. The Authority vide its orders dated 09.10.2024 under Item No. 266.05 had decided not to take coercive action till a period of six months or till any directions are received from the Government, whichever is earlier. It is hereby made clear that no relaxation is being given by the Authority in its earlier decisions/ orders already pronounced and uploaded on its website, HSVP is bound to comply with the same. However, all the proceedings of registration etc. will be fixed after 14.02.2025 or till HSVP gets the matter clarified from government, whichever is earlier.

7. In view of above, last opportunity was granted to the Promoter to deposit the said penalty of Rs. 38.70 Lakhs in the registry of the Authority before the next date of hearing.

8. On the last date of hearing, i.e., 12.03.2025, Adv. Neeraj Goel appearing on behalf of the respondent requested for some more time to comply with the orders of the Authority. He further informed that advice in this regard is being sought

from AG, Haryana. However, no reference in this regard was placed before the Authority. The Authority granted another opportunity to the respondent to comply with the above orders failing which RERA rate of Interest as per Rule 15 of the RERA Rules, 2017 shall be imposed.

9. Today, Adv. Tarun Ranga appearing on behalf of the respondent requested the Authority that RERA Rate of Interest as per Rule 15 of the RERA Rules, 2017 may not be imposed on the respondent since they have filed an application dated 27.05.2025 requesting extension of period for moratorium stating that an application has been sent to Ministry of Housing and Urban Affairs seeking clarification of applicability of RERA Act of Statutory bodies such as HSVP and a reply is awaited for the same and they are in the process of filing in SLP in Hon'ble Supreme Court against the orders passed in CWP 4760 of 2020 titled Anil Kumar Yadav and other Vs. State of Punjab & Haryana High Court. Further, since respondent is a Government organization and getting approval through proper channel takes time, therefore, Adv. Tarun Ranga requested that a moratorium of at least nine months may kindly be granted and this period may be treated as zero period for the purposes of penalty and interest thereon.

10. Acceding to the request of counsel, Adjourned to **03.12.2025**.

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