HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (Suo-Motu) 2829 of 2022

HRERA, Panchkula

...COMPLAINANT

VERSUS

Green Space Infraheights Pvt. Ltd.

....RESPONDENT

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

Date of Hearing: 06.08.2025

Hearing: 11th

Present: None on behalf of respondent.

ORDER (Parneet S Sachdev-Chairman)

Present Suo-motu complaint was registered against the respondent promoter for neither completing the project within the timelines declared u/s 4(2)(1)(c) of the Act of 2016 at the time of seeking registration nor applying for extension of registered project namely; "Shree Vardhman Green Space" an affordable group housing colony measuring 5 acres in village Kot Billah, Panchkula Extn-II, Panchkula registered vide Registration No. 87 of 2017 dated 23.08.2017 valid up to

14.03.2020. After granting benefit of covid period the registration stands expired on 14.09.2021.

A show cause notice dated 22.11.2022 was issued to the respondent promoter directing to furnish the status of the project on the date of expiry of the registration.

2. When this matter was heard by the Authority on 23.01.2023, Authority had directed the promoter not to sell any unsold inventory or create any third-party rights in the project till extension is granted.

3. Subsequently on 04.09.2023, the Authority had directed the promoter to show cause as to why penalty proceedings U/s 61 read with Section 63 be not initiated for failure to comply with the orders of the Authority.

4. On 10.01.2024, Adv. Minakshi Jyoti stated that they have applied for one time settlement scheme "Samadhan Se Vikas" in the office of DTCP Haryana and their case is now pending with DTCP for final approval. She sought some more time to place on record the above approval alongwith renewal of license. The Authority hereby grants one last opportunity to the respondent to comply with the orders failing which it will be constrained to impose a penalty of Rs. 5 Lac under Section 60 and 61 read with Section 63 for contravention of the provisions of the Act and not complying with the orders of the Authority.

5. On 20.03.2024, Adv. Minakshi Jyoti stated that the promoter has filed application for extension. The application filed by the respondent was examined and the same was placed in the Agenda Items of the Authority.

6. On 05.06.2024, it came to the notice of Authority that license of the colony has been cancelled by DTCP, Haryana, However, counsel appearing on behalf of respondent stated that she has no instructions in this regard. The Authority therefore directed the respondent to apprise about the latest status of license before the next date of hearing. Further, the office was directed to seek a report in this regard from DTCP, Haryana.

7. On 28.08.2024, Adv. Minakshi Jyoti appearing on behalf of respondent apprised that license of the colony has expired and the company is in the process of getting the same renewed from DTCP, Haryana. However, Ld. Counsel failed to apprise the Authority whether the same was cancelled by DTCP, Haryana. Authority therefore directed the Managing Director/one of the Directors of the company to be personally present before the Authority on the next date of hearing and the office was further directed to seek a report regarding renewal and cancellation of license from DTCP, Haryana.

8. On 04.12.2024, Adv. Minakshi Jyoti appearing on behalf of respondent apprised that license of the colony has not been renewed yet and seeks time for submitting the status of the license.

Since, Managing Director/one of the Directors of the company is not present, the Authority decided to impose cost of ₹ one lac. The Authority further directs the promoter not to sell any unsold inventory or create any third-party rights in the project till extension is granted. Letter to seek status report of license from DTCP, Haryana has been sent on 28.11.2024. Since the report from DTCP is awaited, the matter was adjourned to 12.03.2025.

9. On the last date of hearing, i.e., 12.03.2025, no one appeared nor any reply had been filed by the promoter, the Authority decided to grant last opportunity to the promoter to deposit penalty of ₹ 1 lac in the registry of the Authority and also directed the Managing Director/one of the Directors of the company to be personally present on the next date hearing. Since report from DTCP was still awaited, the office was directed to send a reminder and the matter was adjourned to 06.08.2025.

10. Today, no one appeared on behalf of respondent nor any reply has been filed. The promoter has failed to comply with orders passed by the Authority dated 28.08.2024,04.12.2024 and 12.03.2025, despite opportunity to do so. Therefore, the Authority show cause's under Section 63 od RERA Act, 2016 as to why penalty

should not be imposed for not complying with the orders of Authority and applying for extension of Registration of project. Costs of ₹ 1 lac for non -appearance of the Director of the company imposed by the Authority on 12.03.2025 should also be deposited.

10. Adjourned to **29.10.2025**.

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