HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 3088 of 2022

HRERA, Panchkula ...COMPLAINANT

VERSUS

Gold Souk Infrastructure Pvt. Ltd. ....RESPONDENT

CORAM:	**Nadim Akhtar**	**Member**
	Dr. Geeta Rathee Singh	**Member**
	Chander Shekhar	**Member**

Date of Hearing: 03.09.2025

Hearing: 13th

Present: Adv. Anjanpreet Singh proxy for Adv. Shubhnit Hans for the respondent.

ORDER (Nadim Akhtar-Member)

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) at the time of seeking registration nor applying for extension of registered project an affordable residential plotted colony on land measuring 30306.29 sq. mtrs. situated in village Barota, Khanpur and Kawarsika, Tehsil Nuh, District Mewat, Haryana registered vide Registration No. HRERA-PKL-3732017 dated 28.11.2017 valid

upto 10.09.2021. After granting benefit of COVID-19 period the registration stands expired in 10.06.2022.

2. On 06.11.2024, the respondent was directed to apply for extension of the real estate project upto the date of grant of completion certificate by the competent Authority. Further, additional penalty of 2 Lacs along with the already imposed penalty of Rs 5 lacs was confirmed.

3. On 08.01.2025, Adv. Shubhnit Hans informed that he will not be able to assist the Authority since there were no instructions from the client, therefore he requested for another opportunity. The Authority, directed the Managing Director/One of the Directors to come personally present before the Authority.

4. On 05.03.2025, Adv. Shubhnit Hans informed that he will not be able to assist the Authority since there are no instructions from the client. Since, the MD/one of the Directors of the company was asked to be personally present therefore the Authority imposes a cost of ₹1 lac for the non-appearance of Director. Further, since extension application has not yet been filed by the respondent, the Authority therefore directed the promoter to show cause as to why registration granted may not be revoked as per provisions of Section 7 of the Act. The respondent should file reply to the above observations or file an application for extension and also deposit the penalties and cost before the next date of hearing.

5. On the last date of hearing 14.05.2025, Adv. Anjanpreet Singh appeared on behalf of respondent and submitted that vide order dated 24.03.2025 passed by the Hon'ble NCLT, Mumbai Bench, a moratorium under Section 14 of the Insolvency and Bankruptcy Code, 2016 has been imposed. He further requested to adjourn the matter.

6. On request of counsel, matter adjourned to 03.09.2025. However, the counsel is directed to file the latest status of the case before the next date of hearing.

7. Today, Adv. Anjanpreet Singh appeared on behalf of respondent and submitted that he has not received any instructions from the respondent regarding the latest status of moratorium under Section 14 of the Insolvency and Bankruptcy Code,2016 before Hon'ble NCLT, Mumbai Bench. Therefore, the promoter is directed to show cause under Section 7 of the RERA Act, 2016 as to why the registration granted should not be revoked. The reply to above, be submitted at least one week before the next date of hearing.

8. Adjourned to 03.12.2025

Chander Shekhar Member	Dr. Geeta Rathee Singh Member	Nadim Akhtar Member