HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1752 of 2022

HRERA, Panchkula ...COMPLAINANT

VERSUS

Ansal Properties and Infrastructure Ltd. ...RESPONDENT

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

Date of Hearing: 28.05.2025

Hearing: 8th

Present: Adv. Sheena Dahiya on behalf of RP.

ORDER (Parneet S Sachdev-Chairman)

This Suo-motu complaint was registered against the respondent for not uploading quarterly progress reports of project namely "Anand Lok" registered vide Registration No. HRERA-PKL-RWR-74-2018 dated 03.12.2018 valid upto 31.12.2020. A show cause notice dated 27.07.2022 was issued to the promoter for filing online QPRs upto 2nd quarter of the year 2022 within a period of 30 days failing which penal action shall be initiated.

2. On 16.01.2023, last opportunity was granted for filing QPRs failing which penalty of ₹ 1,000/- per day shall be imposed.

3. On 03.04.2023, the Authority imposed a penalty of ₹1000/- per day till the QPRs are uploaded online.

4. On 08.01.2025, the cumulative penalty worked out to ₹ 13,74,000/-. Further, the penalty of ₹ 5,000/- per day imposed on 10.07.2024 was enhanced to ₹ 10,000/- per day.

The orders dated 08.01.2025 were delivered to the promoter on 27.02.2025 and 25.02.2025 via registered post and e-mail respectively.

5. On 05.03.2025, neither anyone appeared nor was any reply filed on behalf of the respondent. Since the promoter failed to file QPRs upto 2nd quarter of the year 2022, the cumulative penalty worked out to ₹ 19,34,000 and on 05.03.2025, Authority enhanced per day penalty to ₹ 25,000/-.

6. Today, ld. Counsel informed that IRP has taken over the project in February 2025 and subsequently by RP in April 2025. The Counsel argued that when the moratorium is imposed, no penalty can be imposed on the promoter to which Authority reiterated its stance that filing of QPRs and applying for continuation of registration are statutory obligations of the promoter and that moratorium is on suits, not on statutory obligations. During the hearing, Ld. Counsel also submitted a letter to bring on record Corporate Insolvency Resolution Process.

7. Since the promoter failed to file online QPRs upto 2nd quarter of the year 2022, the penalty of ₹ 25,000/- per day will continue till QPRs are uploaded online. The respondent promoter & RP should deposit the penalty amount of ₹ 40,34,000/- in the registry of the Authority before the next date of hearing and file online QPRs The office is directed to examine the letter and place it before the Authority on the next date of hearing.

8. Adjourned to **29.10.2025**.

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