HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 3091 OF 2022

HRERA, Panchkula .... COMPLAINANT

VERSUS

Haryana Shehri Vikas Pradhikaran, Hisar ....RESPONDENT

CORAM: **Parneet S Sachdev** **Chairman**

Dr. Geeta Rathee Singh **Member**

Nadim Akhtar **Member**

Date of Hearing: 03.12.2025

Hearing: 12th

Present: Adv. Tarun Ranga appeared on behalf of promoter

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 HRERA Act,2016 nor applying for extension of registered Project of residential plotted colony measuring 31.65 acres being developed by HSVP situated in Sector 24, Raipur Road, Hisar registered vide Registration No. HRERA-PKL-HSR-125-2019 dated 25.06.2019 valid upto 31.12.2020. However, after granting benefit of COVID period, expiry of registration of project extended upon 31.09.2021.The matter was taken up by the authority on 23.01.2023.

2.Today, Adv. Tarun Ranga appeared on behalf of HSVP and submitted that they have filed a Special Leave Petition (SLP) before the Hon'ble Supreme Court of India vide Diary No. 63782/2025 against the order passed in CWP No. 4760 of 2020 titled Anil Kumar Yadav V/s State of Punjab by the Hon'ble High Court of Punjab and Haryana seeking authoritative clarification on the applicability of RERA Act, 2016 to statutory authorities, including the question of whether statutory development authorities fall within the definition of "Promoter" under Section 2(zk) of the Act. Since the issue is sub-judice and clarification from the Ministry of Housing and Urban Affairs is awaited, it is prayed that no adverse or coercive action be taken against HSVP until the Supreme Court decides the matter and also requested that the moratorium earlier granted may be extended. A copy of request for extension of Moratorium in matters pertaining to Suo Motu Complaints and Project- related proceedings concerning HSVP sector on the ground of filing of SLP before the Hon'ble Supreme court issued by HSVP dated 3/12/25 has also been submitted during the course of hearing by the counsel.

3. After consideration, the Authority decides to adjourn the matter to **29.07.2026**.

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