HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO: 1710 OF 2022

HRERA, Panchkula

.... Complainant

Versus

CHD Developers Ltd.

.... Respondent

Coram: **Parneet S Sachdev** **Chairman**
Dr. Geeta Rathee Singh **Member**
Chander Shekhar **Member**

Date of Hearing: 12.11.2025

Hearing No: 13th

Present: Adv. Rachit Ranjan on behalf of the Resolution Professional

ORDER: (PARNEET S- SACHDEV- CHAIRMAN)

1. This Suo-motu complaint was registered against the respondent for not uploading quarterly progress reports of project namely "CHD Spring Valley" registered vide Registration No. HRERA-PKL-KNI-101-2019 dated 18.03.2019 valid upto 30.09.2024.
2. On 05.07.2023, Authority decided to impose a penalty of 1000/- per day till the quarterly progress reports are uploaded online. On 18.12.2023, the Authority enhanced the penalty to 10,000/- per day and to ₹ 25,000 per day on 24.04.2024.
3. On 23.10.2024, cumulative penalty worked out to ₹ 60,21,000/- and cost of ₹1 lac was imposed for non-appearance as directed on 23.10.2024. The orders

dated 23.10.2024 were delivered to the promoter on 13.02.2025 via registered post.

4. Today, Adv. Rachit Ranjan appeared before the Authority. However, the cumulative penalty imposed vide order dated 06.08.2025 has neither been deposited with the Authority nor have the QPRs been uploaded. Since substantial period has elapsed without compliance of the aforesaid directions, and despite the imposition of penalties, no compliance has been made by the respondent. Accordingly, in light of the persistent non-compliance, this Authority decides to issue a show cause notice under Section 7(2) of The Real Estate (Regulation And Development) Act, 2016 and call upon the promoter to furnish the following information within 7 days from the issuance of the notice;

a) The total amount so far collected/realized from the allottees.
b) Allottee-wise schedule of payment received.
c) Amount of work done so far at the site with photographs.
d) Percentage of physical progress achieved with certificate of civil engineer.
e) Land cost of the project and proportionate land cost of a percentage of physical progress with documentary proof.
f) The details of the Bank Accounts where the amount realized from allottees has been deposited/received.
g) The withdrawals from the separate RERA Account where 70% of the amount to be realized from allottees is mandatory to be deposited with documentary proof.
h) The proof of having withdrawn from the separate account after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project duly certified with bank.
i) The details of the balance available in the separate RERA Account and whether it is the remaining amount in the separate RERA Account out of seventy percent of the total amount realized from the allottees after withdrawals as per provisions of section 4(2)(l)(D).
j) Certificate of the Chartered Accountant that amounts collected for this project and the withdrawals have been in compliance with the proportion to the percentage of completion of the project.
k) Wherever there has been deviation/variation from the provisions of section 4(2)(I)(D) and the explanation relating to the same.

l) Copy of documents submitted to Director Town & Country Planning, Haryana in compliance with Rule 24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976.

Adjourned to **04.02.2026.**

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