HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

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COMPLAINT NO. (SUO-MOTU) 3189 OF 2022

HRERA, Panchkula ....COMPLAINANT

VERSUS

Ashiana Realtech Pvt. Ltd. ....RESPONDENT

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

Date of Hearing: 01.10.2025

Hearing: 8th

Present: Adv. Navneet on behalf of the respondent through VC.

ORDER (Parneet S Sachdev-Chairman)

Present suo-motu complaint was registered against the respondent/ promoter of project "The Cubix", a Group Housing Colony on land measuring 9.40 acres in Sector-23, Dharuhera, Rewari registered vide Registration No. HRERA-PKL-RWR-39-2018 dated 20.08.2018 which was valid upto 31.03.2019. First extension was granted upto 14.03.2020 and second upto 14.09.2021. No application for extension of registration of the project as required under Section-7(3) of Real Estate (Regulation & Development) Act, 2016 have been submitted nor any information/documents showing completion or

part completion of the project issued by the competent Authority. Therefore, the said registration stands expired on 14.09.2021.

2. The Authority issued a show cause notice dated 29.11.2022 directing the promoter to furnish information relating to the status of the project on the date of expiry of the registration along with documentary evidence in support thereof within 30 days.

3. The applicant/promoter vide reply dated 02.01.2023 has submitted that part Occupation Certificate dated 08.11.2021 for tower no. A1, A2, B1, B2, EWS Block B and convenient shopping has been received. The respondent has got the license renewed from DTCP upto 14.03.2025. Further, the respondent has submitted that Phase 2 consisting of three towers is yet to be booked/developed and constructed and they will apply for necessary permissions from the Authority in future. The respondents have not submitted the reasons for the delay in completion of the project.

4. On 06.02.2023, the Authority had directed the respondent not to sell any unsold inventory or create any third-party rights in the project till extension is granted. The respondent applied for continuation of registration for third year which was placed before the Authority on 05.07.2023.

5. On 09.10.2024, the respondent was directed to apply for continuation of registration for 4th and 5th year.

6. On 26.03.2025, the Authority had observed that Audit report was sent to the promoter on 27.11.2024 for comments, however no reply has been received. The promoter had neither applied for extension nor deposited late fee & penalty in the registry of the Authority. Authority also observed that MD/one of the Directors be personally present on the next date of hearing to explain why compliances have not been done in Agenda proceedings and the matter was adjourned to 02.07.2025.

7. On the last date of hearing, i.e, 02.07.2025, Adv. Kamaljeet Dahiya appeared on behalf of respondent and apprised the Authority that vide an email dated 04.04.2025, the audit report forwarded by the Authority has been examined and found in order. He further apprised that an appeal has been filed before the Hon'ble Appellate Tribunal bearing Appeal No. 510/2025, which stands admitted and is presently pending listing for hearing.

8. Authority directed the respondent to place on record the aforesaid email dated 04.04.2025, as well as any orders passed by the Hon'ble Appellate Tribunal.

9. Today, Adv. Navneet appeared. Vide reply dated 30.09.2025 respondent informed that a copy of email dated 04.04.2025 has been filed in the registry. However, copy of orders of appeal no. 510/2025 before the Hon'ble Appellate Tribunal has not been filed. Therefore, Authority directed the promoter to file a copy of orders passed by the Hon'ble Appellate Tribunal.

10. Adjourned to **07.01.2026.**

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

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