



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula-134114

Telephone No.: 0172-2584232, 2585232

E-mail: hrerapl-hry@gov.in - Website: www.haryanarera.gov.in

### COMPLAINT NO. 910 OF 2024

HRERA, Panchkula

....COMPLAINANT

VERSUS

Green Space Infraheights Pvt. Ltd.

....RESPONDENT

**CORAM:**

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

**Chairman**  
**Member**  
**Member**  
**Member**

**Date of Hearing:** 01.10.2025

**Hearing:** 5th

**Present:** Adv. Vistar Gupta proxy for Adv. Tarun Ranga  
on behalf of the respondent/promoter.

### ORDER (Parneet S Sachdev-Chairman)

The Authority has registered the project namely "Shree Vardhman Green Space" an Affordable Group Housing Colony on land measuring 5 acres in Village Kot Billah, Panchkula Extn -II, Panchkula, Haryana which is being developed by Green Space Infraheights Private Limited.

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2. During the course of hearing in Complaint no. 1937 of 2022 on 29.01.2024, it was observed that the complainant has booked a flat in the project and he was allotted flat no.0603, Tower B, 6th floor having carpet area 511 sq. ft vide allotment letter dated 30.06.2017 in said project at sector-14, Panchkula Extension II, District Panchkula, Haryana. The flat buyer agreement was executed between the parties on 02.09.2017 and it was decided that the total basic sale price of the flat would be ₹20,94,000/- However, the complainant deposited the full amount of ₹21,20,176 (inclusive of GST)/- through various instalments and complainant submits that nothing is pending against him. The detail of various payments/instalments paid by the complainant is given as under:

Sr. no.	Receipt date	Amount (₹)
1.	29.06.2017	1,04,700/-
2.	29.08.2017	4,18,800/-
3.	11.12.2017	5,23,500/-
4.	26.06.2018	2,61,750/-
5.	26.12.2018	2,82,690/-
6.	29.06.2019	2,64,367.50/-
7.	20.01.2020	2,64,368/-
	TOTAL	

3. The Authority therefore observed that the respondent while applying for registration of the project had submitted that builder buyer agreement is as per terms and conditions of RERA Act, 2016. However, the Authority observed that



in the present case the respondent had collected approximately 25% of basic sale price before execution of builder buyer agreement. Further, in para no. 4 of the reply in the above-mentioned complaint, the respondent has mentioned payment plan as per which complainant has to make payment of 62.5% of basic price at the time of application/booking of unit. Therefore, Authority observed that huge amount has been collected by the respondent without execution of the builder buyer agreement. Respondent is thus liable for action under section 13 and section 61 of the RERA Act.

4. In view of the above, show cause notice dated 10.07.2024 was issued to the respondent and present Suo motu complaint was initiated.

5. Vide reply dated 14.02.2025:

*(I) the promoter has stated that the salient features and payment plan opted by the allottee as per BBA dated 02.09.2017 is reproduced as follows:*

**S.no. PAYMENT PLAN**

**Total price (₹)**

1. At the time of submission of application form	62.50%
2. within 18 months	12.50%
3. within 24 months	12.50%
4. within 30 months	12.50%
Total	100%

*(II) That the complainant in the said case has made payment of ₹5,23,500/- in two folds i.e. ₹1,04,700/- on 11.08.2017 and ₹ 4,18,800/- on 29.08.2017. The application form in the said case was signed prior to enactment of IIRERA Rules i.e. 29.06.2017. IIRERA rules became effective w.e.f. 28.07.2017 in the state of Haryana, since the act was new at the time of its enactment for the entire real estate sector and there were misconceptions and misunderstandings amongst the entire sector due to various practices being followed earlier, however there was no intention on part of promoter not to follow the provisions*

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of RERA Act. Infact, to comply with the provisions of the Act, we have obtained registration of our project on 23.08.2017, therefore, since our conduct was not intentional, hence the said Suo motu complaint may be disposed of.

6. On 19.02.2025, after considering the reply of the promoter, Authority decided to impose a penalty of one lac for violating section 13 of the RERA Act, 2016. The Authority directed the promoter to deposit the said penalty within ten days (from the date of uploading of the orders) failing which interest will be charged as prescribed under Rule 15 of the Rules 2017.

7. Since no reply was received from the promoter, the Authority directed the promoter to deposit the penalty of ₹ one lac alongwith interest atleast one week before the next date of hearing.

8. Today, Adv. Vistar Gupta proxy counsel for Adv. Tarun Ranga appeared and informed that vide letter dated 30.09.2025 penalty of ₹1lac has been deposited in the registry of the Authority.

9. Disposed of.



Chander Shekhar  
Member



Dr. Geeta Rathee Singh  
Member



Nadim Akhtar  
Member



Parneet S Sachdev  
Chairman