HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (SUO MOTU) 1925 of 2022

HRERA, Panchkula

.... COMPLAINANT(S)

VERSUS

Sunrays Infrastructure Private Ltd.

..... RESPONDENT(S)

Coram:	**Nadim Akhtar**	**Member**
	Dr. Geeta Rathee Singh	**Member**
	Chander Shekhar	**Member**

Date of Hearing: 28.01.2026

Hearing No: 14th

Present: Adv. Tarun Ranga, counsel for the respondent.

Order: Nadim Akhtar (Member)

1. The present suo-motu complaint was registered against the respondent for not uploading quarterly progress reports of project registered vide Registration No. 264 of 2017 dated 03.10.2017 valid upto 02.12.2020.

2. When the matter was last heard on 13.11.2024 it was observed that the respondent has filed QPRs upto 31.03.2024 on 15.10.2024. Therefore, he will be liable to pay penalty upto the said date which cumulatively worked out to

₹62,18,000/. Respondent was directed to deposit the said penalty along with already imposed cost of ₹1 lac before the next date of hearing.

3. On 15.01.2025, Respondent had not deposited the said penalty and costs. Last opportunity was granted to the respondent to deposit the said penalty before the next date of hearing failing which RERA rate of interest shall be imposed.

4. On 26.03.2025, the Authority observed that cumulatively penalty of ₹62,18,000/- and cost of 1 Lac has not been deposited, therefore, the promoter was directed to deposit the same alongwith with interest at the rate of SBI's highest marginal cost of lending rate (MCLR) + 2% as per Rule 15 of the HRERA Rules, 2017.

5. On 02.07.2025, neither anyone appeared nor any reply filed. Therefore, the Authority directed the respondent to deposit the said penalty along with interest and cost of ₹1 Lac atleast one week before the next date of hearing failing which recovery proceedings will be initiated.

6. On 08.10.2025, Adv. Tarun Ranga appeared on behalf of the promoter and informed that stay has been granted by the Hon'ble Real Estate Appellate Tribunal in Appeal No. 822 of 2024 vide interim order dated 05.04.2025 till next date of hearing i.e. 13.10.2025.

7. Vide reply dated 08.10.2025, the Memo of Appearance was filed on behalf of the promoter by Adv. Tarun Ranga, Adv. Neeraj Goel & Adv. Mangesh Goel.

8. On the last date of hearing, i.e., 14.01.2026, Adv. Tarun Ranga appeared on behalf of the promoter and submitted a copy of orders of the Hon'ble Real Estate Appellate Tribunal dated 08.12.2025 vide which the Appeal No. 822 of 2024 is disposed of and the case is remanded back to the Authority with a direction to conclude the proceedings in an expedited manner, and in any event, within a period of four months from the date of the uploading of the

order. Ld. Counsel also submitted that the appellant is directed to appear before the Authority on 09.01.2026. The statutory pre-deposit amount, including all accrued interest, shall be remitted by the Tribunal to the Authority. These funds are to be held by the Authority and disbursed contingent upon the final outcome of the matter, subject to applicable tax liabilities. The Authority, after consideration, directed the promoter to submit written submissions regarding the relief sought vis-à-vis the orders of the Hon'ble Tribunal on or before 20.01.2026.

9. Learned counsel for the Promoter informed that written submissions have been submitted in the registry on 27.01.2026. The Authority directs the office to examine the reply and up on the next date of hearing. The Authority decides to adjourn the matter for final arguments to **11.03.2026**

Chander Shekhar	**Dr. Geeta Rathee Singh**	**Nadim Akhtar**
Member	**Member**	**Member**