HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (Suo-Motu) 1890 of 2022

HRERA, Panchkula ...COMPLAINANT

VERSUS

Ozone GSP Infratech Sarvome House ....RESPONDENT

CORAM: **Parneet S Sachdev** **Chairman**
Nadim Akhtar **Member**
Chander Shekhar **Member**

Date of Hearing: 25.02.2026

Hearing: 15th

Present: Adv. Manju Goyal on behalf of respondent.

ORDER (Parneet S Sachdev-Chairman)

When the matter was heard by the Authority on 26.11.2025, neither anyone appeared on behalf of respondent nor any reply filed. The Authority observed that the present Suo Motu Complaint has been pending since year 2022. The respondent was afforded several opportunities uptill 27.08.2025, despite the same it failed to fulfil its obligation to deposit the penalty amount imposed by the Authority for non-compliances, which is a clear repeated violation of the provisions of the RERA Act and Rules or Regulations made thereunder. There seems to be an intentional non-compliance on the part of the respondent, therefore, the Authority directs the office to issue a show cause notice to the respondent under Section 7 of the RERD 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h) The proof of having withdrawn from the separate account after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to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.

Further, the Authority is of the view that since the promoter has failed to deposit the cumulative penalty amounting to ₹ 21.07/- lacs interest amounting to ₹1,75,998/- and cost of ₹2 lac for non-appearance of director, therefore the file (for recovering the said amount) be sent to the Execution bench after sending the said revocation notice.

2. As per the above directions of the Authority, show cause notice dated 05.02.2026 was issued to the respondent which was delivered through registered post on 17.02.2026

3. On the last date of hearing i.e., 11.02.2025, Adv. Manju Goyal appearing on behalf of respondent sought 2 weeks' time to file reply to the show cause notice dated 05.02.2026. Acceding to the request of the counsel, Authority granted one last opportunity to file reply failing which recovery proceedings as per law shall be initiated.

4. Today also, Adv. Manju Goyal appearing on behalf of respondent informed that as per show cause notice dated 05.02.2026, 30 days' time period may be given to them for replying to the same.

5. Acceding to the request of counsel, matter is adjourned to **06.05.2026.** However, reply be filed as per timelines given in show cause notice dated 05.02.2026.

Chander Shekhar Member	Nadim Akhtar Member	Parneet S Sachdev Chairman