HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1706 of 2022

HRERA, Panchkula

...COMPLAINANT

VERSUS

Sahiba Constructions Pvt. Ltd.

....RESPONDENT

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

Date of Hearing: 14.01.2026
Hearing: 9th
Present: None on behalf of the respondent

ORDER (Parneet S Sachdev-Chairman)

This Suo-motu complaint was registered against the respondent/ promoter for not uploading quarterly progress reports of its real estate project registered by the Authority vide Registration No. HRERA-PKL-JND-242-2021 dated 30.06.2021 valid upto 30.06.2022.

2. On 07.02.2024, the cumulative penalty worked out to ₹ 1,84,000/- and the promoter was directed to show cause as to why penalty U/s 61 read with Section 63 & 60 be not imposed for contravention of the provisions of the Act and not complying with the orders of the Authority. The office was directed to send a copy of this order to the respondent via e-mail and registered post.

3. The orders dated 07.02.2024 were delivered to the promoter on 01.07.2024 and 26.06.2024 via registered post and email respectively. Since the promoter had not filed QPRs the cumulative penalty from 07.08.2023 till 03.07.2024 worked out to ₹ 3,32,000/-.

4. On 03.07.2024, as the promoter had failed to upload the QPR's even after granting several opportunities, the penalty of ₹1000 per day imposed on 07.08.2023 was enhanced to ₹ 5,000/- per day till quarterly progress reports are uploaded online.

5. The office was also directed to send a copy of this order to the respondent via mail and registered post.

6. A copy of order was sent via registered post on 28.01.2025 which was returned on 31.01.2025 with the remarks that the "addressee left without instructions". However, the orders were delivered via email on 27.01.2025.

7. On 05.02.2025, no reply was filed by promoter and neither QPRs of the Project were not filed online. Therefore, penalty of ₹ 5000/- per day was enhanced to ₹ 10,000/- per day. Cumulative penalty till 05.02.2025 worked out to ₹ 14,16,000/-. Managing Director/ one of the Directors was also asked to be personally present on the next date of hearing.

8. On 30.07.2025, neither anyone appeared nor any reply filed. Upon perusal of records it was found that QPR's have been uploaded by the promoter till 31st December 2024 on 01.04.2025. After consideration the Authority decided to impose a cost of ₹ 1 lac for non-appearance of Managing Director/ one of the Directors. The cumulative penalty till 31.03.2025 works out to ₹ 19,56,000/-. The respondent is directed to deposit the penalty in the registry of the Authority at least one week before the next date of hearing. Also Managing Director/ one of the Directors be personally present on the next date of hearing. The Authority also directed the office to send this order to the respondent promoter via registered post and mail.

The said orders were sent to the promoter through registered post on 29.09.2025 and through mail on 06.10.2025 which were delivered on 06.10.2025.

10. On the last date of hearing, i.e., 08.10.2025 neither anyone appeared nor any reply filed. After consideration the Authority decides to again impose a cost of ₹ 1 lac for non-appearance of Managing Director/ one of the Directors. The cumulative penalty till 31.03.2025 works out to ₹ 19,56,000/-. The respondent is directed to deposit the penalty and the cost in the registry of the Authority at least one week before the next date of hearing. Also Managing Director/ one of the Directors be personally present on the next date of hearing. The promoter is also directed to file the remaining QPR'S for the next three quarters of 2025. Also the office is directed to send copy of these orders to the promoter through E–mail and registered post. The said orders were sent via registered post on 20.11.2025 which were delivered on 24.11.2025 and were delivered via e-mail on 20.11.2025.

11. Today, neither anyone appeared nor any reply has been filed. The Authority after consideration decides to enhance the penalty of ₹ 10,000/- per day to ₹ 25,000/- per day. Cumulative penalty till 13.01.2026 worked out to ₹ 48,36,000/-. The Authority decides to again impose a cost of ₹ 1 lac for non-appearance of Managing Director/ one of the Directors. The respondent is directed to deposit the penalty and the cost in the registry of the Authority at least one week before the next date of hearing. The promoter is also directed to file the remaining QPR'S for the next three quarters of 2025. Also the office is directed to send copy of these orders to the promoter through E–mail and registered post.

10. Adjourned to **01.04.2026.**

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