



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (SUO MOTU) 899 of 2022

HRERA, Panchkula

.... COMPLAINANT(S)

VERSUS

Konark Rajhans Estates Private Ltd.

..... RESPONDENT(S)

CORAM: Parneet S Sachdev
Nadim Akhtar
Dr. Geeta Rathee Singh

Chairman
Member
Member

Date of Hearing: 24.06.2026

Hearing No: 15th

Present: None on behalf of the respondent.

Order: Parneet S Sachdev (Chairman)

1. This suo motu complaint has been initiated in respect of project named; "ASHA PANCIKULA" a Group Housing Colony being developed on land measuring 10.081 acres in Sector-14, Kot Behla, Panchkula. The project was registered with the Authority vide registration no. 173 of 2017 dated 29.08.2017 which was valid upto 28.08.2020. The Authority vide its orders dated 26.05.2020 had granted general extension upto 28.02.2021.

2. Subsequently, vide item no. 170.15 dated 11.04.2022 and 12.04.2022, the Authority decided to reduce the project area to 5 acres, since the licensed land of this Group Housing Colony was reduced to 5 acres.
3. On 08.10.2025, Adv. Viren Sibal appeared on behalf of respondent and submitted that they have deposited the cost of ₹ 5 Lac imposed by the Authority, however, they have not paid the additional cost of ₹2 Lacs. After consideration, the Authority directed the promoter to submit the status of project, validity of license and approval of building plans and also deposit the additional cost of ₹2 Lac imposed by the Authority before the next date of hearing.
4. On 14.01.2026, Adv. Viren Sibal appeared on behalf of the promoter and submitted that the reply to the compliances has been submitted vide letter dated 12.01.2026. However, Ld. counsel further appraised the Authority that the additional cost of ₹2,00,000/- remains outstanding and is yet to be deposited. After consideration, the Authority, directs the Promoter to deposit the aforementioned additional cost of ₹2,00,000/- with the Registry as a condition precedent. The Authority clarified that the compliance/submissions shall be taken on record and considered on merits only upon the successful realization of the penalty amount. The Promoter/Authorized Representative was directed to be personally present before the Authority on the next date of hearing.
5. On the last date of hearing i.e., 01.04.2026, Sh. Ram Gopal appearing on behalf of respondent informed that the said penalty has not yet been deposited by them and building plans for the reduced area of 5 acres have also not been approved/released by DTCP, Haryana. The promoter was directed to show cause as to why registration granted be not revoked as per the provisions of Section 7 of RERD Act, 2016.

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6. Agenda relating to the same matter was also listed for hearing today in which the Authority after considering the reply filed by the promoter, was of the view that building plans for the reduced 5 acres have not been submitted by the promoter and since the Authority has been directing the promoter to submit the same from the last 4 years therefore, registration granted to the promoter was revoked. The registration granted to the respondent be transferred to the list of defaulter/cancelled projects. Further, since adequate opportunity has already been granted to the respondent to comply with the above orders and apply for extension as pointed out in the show cause notice, the Authority in exercise of its mandate under Section 37 read with Section 34 (f) of the RERD Act, 2016 hereby directs the respondent to deposit the earlier imposed penalty of ₹7 lacs. These orders be complied with by the respondent promoter within a period of 90 days of uploading of this order, failing which legal consequences shall follow.
6. **Disposed of.** File be consigned to record room after uploading of these orders.


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Dr. Geeta Rathee Singh
Member


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Nadim Akhtar
Member


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Parneet S Sachdev
Chairman