HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 717 OF 2024

HRERA, Panchkula ....COMPLAINANT

VERSUS

Aarcity Builders Pvt. Ltd. ....RESPONDENT

CORAM:

Parneet S Sachdev	**Chairman**
Nadim Akhtar	**Member**
Dr. Geeta Rathee Singh	**Member**

Date of Hearing: 24.06.2026

Hearing: **10**th

Present: Adv. Kamal Dahiya appeared on behalf of the promoter.

ORDER (Parneet S Sachdev- Chairman)

This Suo-motu complaint relates to the project namely, 'Regency Park' - a group housing colony on land measuring 8.181 acres situated in Village Satrod Khurd, Sector 11A and 17, Tehsil and District Hisar, Haryana registered vide Registration No. 295 of 2017 dated 13.10.2017 valid upto 31.12.2021.

2. The Authority in its meeting held on 24.01.2024 vide item no. 239.50 decided that the project be monitored on quarterly basis. In view of above, show cause notice dated 27.05.2024 u/s-35 of the RERA Act, 2016 was issued to the promoter.

3. On 04.12.2024, Adv. Venkata Rao appeared on behalf of the promoter and requested for some more time to submit detailed tower wise quarterly resolution plan along with the present status of registration of all the towers and whether Occupation Certificate/Completion Certificate has been received or not? The Authority further imposed a cost of ₹I Lac for non-appearance of the Directors.

4. On 29.01.2025, Adv. Venkata Rao appearing on behalf of respondent and apprised the Authority that application dated 24.01.2025 has been filed by the respondent under Section 39 of the Act secking rectification of order dated 04.12.2024 passed by the Authority informing that Managing Director of the Company Mr. Rajender Prasad Mittal could not appear physically but was appearing through Virtual Conference mode before the Authority on 04.12.2024. He further submitted that the Authority considered the request regarding the appearance of the Director, however, order of the hearing dated 04.12.2024 mentions that a cost of₹1 Lac is being imposed on the Respondent. The Respondent requested to rectify the order dated 04.12.2024 in the interest of justice.

The request of the promoter to rectify the order dated 04.12.2024 is hereby rejected since the Authority after consideration of the fact that Director was to be physically present had passed the order imposing a cost of ₹1 Lac, which should be deposited before the next date of hearing. Further, Adv. Venkata Rao informed that Quarterly Resolution Plan has been submitted in the agenda item which is listed today before the Authority. However, since the present Suo Motu Complaint has been registered against the respondent for monitoring the progress of the project, the Authority directs the respondent to submit reply in the present case also informing the latest status of the project, percentage of works completed, the cash flows in the project along with the latest photographs, at least 10 days before the next date of hearing.

6. On 09.04.2025, Adv. Tarun Ranga appeared on behalf of the promoter and informed that they did not have sufficient data regarding A to H form. Further he stated that an appeal with regard to the same has been filed before the Hon'ble Appellate Tribunal ,i.e., appeal no. 276 of 2025 and 277 of 2025 and the matter was listed on 09.04.2025.

7. On 16.07.2025, Adv. Tarun Ranga appeared on behalf of respondent and informed that reply has been submitted in the Authority on 15.07.2025. The Authority directed the office to examine the reply and put it up on the next date of hearing.

8. Vide reply dated 15.07.2025, the promoter has submitted a copy of final order of the Appellate Tribunal in appeal no. 276 of 2025 in which the Tribunal has reduced the cost of ₹1 lakh imposed by the Authority for non –appearance of the Director to ₹ 50,000. Out of the said amount ₹25000/- was paid vide Cheque No.026558 in favour of Institute for the Blind Sector 26 Chandigarh and rest ₹25000 was paid to the Haryana Real Estate Regulatory Authority vide cheque no.026559 .The promoter has also submitted the Project status report in which the promoter stated that the construction of Tower A is progressing in full swing and in fact is ahead of the timelines laid out in the quarterly resolution plan. The 10th and 11th top floor slab casting have been completed ahead of time. As a gesture of goodwill and commitment, the Respondent has voluntarily offered a 25% waiver on each demand raised under CLP payment plan, specifically under the head of Delay Possession Penalty (DPP). Latest photographs of Tower A have also been submitted.

9. On 01.10.2025 , Adv. Vistar Gupta proxy counsel for Adv. Tarun Ranga appeared and submitted that reply has been filed in the registry on 26.09.2025. Therefore, Authority directed the office to examine the reply.

10. Vide reply dated 26.09.2025 and 23.12.2025 respondent has submitted the Updated Project Status Report. As regards Tower A they are ahead of their Resolution Plan submitted before the Authority on 03.04.2025 and they will hand

over Tower A within this calendar year. That Tower F has been constructed upto the 10th Floor and will be delivered by June 2026

11. On 07.01.2026, Adv Tarun Ranga appeared on behalf of the promoter and submitted that vide reply dated 23.12.2025 they have submitted the Updated project status Report in continuation of report dated 26.09.2025, along with the latest photographs of tower A. After consideration the Authority adjourned the matter to 18.03.2026.

12. On 25.03.2026 , no one appeared on behalf of the promoter. However the promoter vide reply dated 19.03. 2026 have submitted the Updated Project Status Report in continuation of report dated 23.12. 2025, along with latest photographs of Tower A (structure completed and lifts installed) and Tower F (structure completed).

Status of tower A:

i. Giving access to allottees for internal works without grant of occupation certificate.
ii. No percentage of works executed given.
iii. No status of application for occupation certificate and no time frame for completion /occupation given.

Status of tower F:

i. No percentage of works executed given.
ii. No time frame for completion/occupation.

13. Today, Adv. Kamal Dahiya appeared on behalf of the promoter and submitted that an updated Project Status Report has been filed vide reply dated 02.06.2026. Upon perusal of the records, it is observed that the promoter has filed the Project Status Report in continuation of the report dated 19.03.2026, along with the latest photographs of Tower A and Tower F.

Status:

i. The structural construction of Tower A stands fully completed.

ii. All essential services, utilities, and infrastructure for the entire project, including Tower A and Tower F, are 100% complete and fully operational.

iii. The Occupation Certificate has not yet been obtained.

14. The Authority, after consideration, adjourned the matter to **02.09.2026**

Dr. Geeta Rathee Singh	**Nadim Akhtar**	**Parneet S Sachdev**
Member	**Member**	**Chairman**

Haryana Real Estate Regulatory Authority • Panchkula •