HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO (Suo-Motu): 3189 OF 2022

HRERA, Panchkula .... Complainant

Versus

Ashiana Realtech Pvt. Ltd. ..... Respondent

CORAM:	**Parneet S Sachdev**	**Chairman**
	Nadim Akhtar	**Member**
	Dr. Geeta Rathee Singh	**Member**
	Chander Shekhar	**Member**

Date of Hearing: **01.07.2026**
Hearing No: **11th**
Present: None

ORDER: (PARNEET S SACHDEV- CHAIRMAN)

Present suo-motu complaint was registered against the respondent/ promoter of project "The Cubix", a Group Housing Colony on land measuring 9.40 acres in Sector23, Dharuhera, Rewari registered vide Registration No. HRERA-PKL-RWR-39-2018 dated 20.08.2018 which was valid upto 31.03.2019. First extension was granted upto 14.03.2020 and second upto 14.09.2021. Neither any application for extension of registration of the project as required under Section-7(3) of Real Estate (Regulation & Development) Act, 2016 has been submitted nor any information/documents showing grant of occupation and completion of the project issued by the competent Authority. Therefore, the said registration stood expired on 14.09.2021.

2. The Authority issued a show cause notice dated 29.11.2022 directing the promoter to furnish information relating to the status of the project on the date of expiry of the registration along with documentary evidence in support thereof within 30 days.
3. The applicant/promoter vide reply dated 02.01.2023 has submitted that part Occupation Certificate dated 08.11.2021 for tower no. A1, A2, B1, B2, EWS Block B and convenient shopping has been received. The respondent has got the license renewed from DTCP upto 14.03.2025. Further, the respondent has submitted that Phase 2 consisting of three towers is yet to be booked/developed and constructed and they will apply for necessary permissions from the Authority in future. The respondents have not submitted the reasons for the delay in completion of the project.
4. On 06.02.2023, the Authority had directed the respondent not to sell any unsold inventory or create any third-party rights in the project till extension is granted. The respondent applied for continuation of registration for third year which was placed before the Authority on 05.07.2023.
5. On 09.10.2024, the respondent was directed to apply for continuation of registration for 4th and 5th year.
6. On 26.03.2025, the Authority had observed that Audit report was sent to the promoter on 27.11.2024 for comments, however no reply has been received. The promoter had neither applied for extension nor deposited late fee & penalty in the registry of the Authority. Authority also observed that MD/one of the Directors be personally present on the next date of hearing to explain why compliances have not been done in Agenda proceedings and the matter was adjourned to 02.07.2025.
7. On 02.07.2025, Adv. Kamaljeet Dahiya appeared on behalf of respondent and apprised the Authority that vide email dated 04.04.2025, the audit report

forwarded by the Authority has been examined and found in order. He further apprised that an appeal has been filed before the Hon'ble Appellate Tribunal bearing Appeal No. 510/2025, which stands admitted and is presently pending listing for hearing.

8. Authority, directed the respondent to place on record the aforesaid email dated 04.04.2025, as well as any orders passed by the Hon'ble Appellate Tribunal.

9. On 01.10.2025 Adv. Navneet appeared. Vide reply dated 30.09.2025 the respondent has informed that a copy of email dated 04.04.2025 has been filed in the registry. However, copy of orders of appeal no. 510/2025 before the Hon'ble Appellate Tribunal has not been filed. Therefore, Authority directed the promoter to file a copy of orders passed by the Hon'ble Appellate Tribunal.

10. On 07.01.2026, counsel for the respondent appraised the Authority that orders of the Hon'ble Appellate Tribunal had been submitted at the registry on 29.12.2025 bearing Dak ID- 48847. The Authority after consideration has decided to adjourn the matter. Respondent was directed to appraise the status of the proceedings of the Hon'ble Appellate Tribunal before the next date of hearing.

11. On 25.03.2026, upon examination of the official record, it is noted that the Hon'ble Real Estate Appellate Tribunal, in Appeal No. 510 of 2025, vide orders dated 13.03.2026 has granted status quo regarding further the proceedings before this Authority and listed the case on 04/05/2026. In view of interim stay granted by the Appellate Tribunal, the Authority adjourned the case to 01.07.2026.

12. Today, neither anyone appeared on behalf of the promoter nor any reply filed. The Authority observed that since the Hon'ble Real Estate Appellate

Tribunal, in Appeal No. 510 of 2025 has granted stay on the proceedings before this Authority and listed the case on 18/08/2026, the Authority hereby adjourned the case to **30.09.2026**.

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

Haryana Real Estate Regulatory Authority • Panchkula •