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**
	Dr. Geeta Rathee Singh	**Member**

Date of Hearing: 24.06.2026
Hearing: 11th
Present: None on behalf of the respondent

ORDER (Parneet S Sachdev-Chairman)

1. 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 the last date of hearing, i.e., 01.04.2026, ld. Counsel for the respondent appeared and submitted that a written reply has been filed on 30.03.2026. It is contended therein that the license no. 57 of 2011 has been renewed upto 22.06.2024. It was further contended that the respondent preferred an application for grant of completion certificate on 04.02.2022. In response, the Directorate of Town & Country Planning,

Haryana vide letter dated 04.11.2024 has communicated certain observations/shortcomings for the issuance of completion certificate. Ld. Counsel further submitted that an appeal (Appeal no. 367 of 2026) against the present Suo-motu complaint has been filed before the Hon'ble Real Estate Appellate Tribunal. The appeal is listed for 15.04.2026.. Authority observes that mere pendency of an appeal does not operate as a stay on the proceedings. It is further noted that no interim stay or restrictive order has been granted by the Hon'ble Appellate Tribunal in the aforementioned appeal.

He raised a preliminary objection regarding the maintainability of the proceedings, asserting they are vitiated by a fundamental breach of the Principles of Natural Justice. Ld. Counsel contended a lack of "proper and effective service," noting that physical notices were returned with the postal remark "addressee left," thereby depriving them of a fair opportunity to be heard. The Authority hereby overrules and sets aside the respondent's objection as the orders were delivered to the last available address. Also, the record clarifies that service was duly effected via electronic mail (e-mail) and successfully delivered.

Ld. Counsel apprised the Authority that the Quarterly Progress Report (QPRs) have been filed till 31.12.2025 on 24.03.2026. Upon perusal of the record, the Authority observed that since the requisite QPRs have been filed, no further accrual of penalty is warranted. Accordingly, the per-diem penalty shall be capped and effective only up to 23.03.2026. Authority directs the respondent to deposit the cumulative penalty amounting to ₹ 68,42,000/- and cost of ₹3,00,000/- (imposed on 30.07.2025, 08.10.2025 and 14.01.2026 for non-appearance of director of the respondent company) in the registry before the next date of hearing. In the event of non-compliance with the aforesaid directions, the Authority shall be constrained to initiate execution proceedings against

the respondent-promoter in accordance with law to recover the outstanding dues.

3. Today, neither anyone appeared nor penalty has been deposited by the respondent promoter. In the interest of justice, the Authority grants one last opportunity to the respondent promoter to deposit the cumulative penalty amounting to ₹ 68,42,000/- and cost of ₹3,00,000/- (imposed on 30.07.2025, 08.10.2025 and 14.01.2026 for non-appearance of director of the respondent company) in the registry before the next date of hearing failing which recovery proceedings as per Section-40(1) of the Real Estate (Regulation & Development) Act, 2016 shall be initiated.

   The office is directed to a send copy of this order at the registered address and email of the respondent promoter.

4. Adjourned to **02.09.2026.**

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