



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 2326 of 2023

HRERA, Panchkula

VERSUS

...COMPLAINANT

Estate Officer HSVP Karnal

....RESPONDENT

CORAM:

Parneet S Sachdev

Chairman

Nadim Akhtar

Member

Geeta Rathee Singh

Member

Date of Hearing: 01.04.2026

Hearing: 8th

Present: Adv. Tarun Ranga on behalf of the Respondent.

ORDER (Parneet S Sachdev-Chairman)

This suo-motu complaint was registered against the respondent for not complying with the orders of the Authority dated 18.07.2022 in the matter relating to the registration of an Affordable Residential Plotted Colony being developed on land measuring 16.8 acres situated in Sector-9, Gharaunda, Karnal wherein following deficiencies were conveyed: -

- "i) Land Table Utilization is incorrect. It should be corrected.*
- ii. Expenditure incurred upto date has not been given in the proforma, which is to be provided.*

iii. REP-II is incomplete. It should be completed.

2. Authority decides to register the project subject to rectification of above deficiencies, and further subject to submission of approved layout plan of commercial portion as and when approved."

2. On 06.11.2023, Advocate Tarun Ranga appeared on behalf of the Respondent and sought time to file reply.
3. On 31.01.2024, Authority directed the office to go through the reply and place it before the Authority on the next date of hearing.
4. Vide reply dated 31.01.2024 the promoter submitted the following:
 - i. Land utilization table, however details regarding cost of the land and EDC cost, taxes are shown to be zero;
 - ii. Expenditure incurred till the date of application submitted;
 - iii. REP II.
5. On 24.04.2024 Authority directed the respondent to submit correct project details in REP 1 Part C and a copy of approved zoning plan before the next date of hearing.
6. On 14.08.2024, learned counsel Sh. Tarun Ranga appeared and informed that a request letter for grant of Moratorium in all Suo-Motu Complaints and Project cases of HSVP has been submitted in the Authority today itself. Learned Counsel Sh. Tarun Ranga requested to adjourn the matter till the decision regarding the request for grant of Moratorium is taken up by the Hon'ble Authority. Acceding to the request of the Promoter, Authority decides to adjourn the matter till next date of hearing. Project Section is also directed to put up the Request Letter submitted by the HSVP before the Authority.
7. In view of request letter for grant of Moratorium, the Authority vide its orders dated 09.10.2024 under item no. 266.05 has decided not to take coercive action till a period of six months or till any directions are received from the Government,



whichever is earlier. It is hereby made clear that no relaxation is being given by the Authority in its earlier decisions/ orders already pronounced and uploaded on its website, HSVP is bound to comply with the same. However, all the proceedings of registration etc. will be fixed after 14.02.2025 or till HSVP gets the matter clarified from government, whichever is earlier.

8. On 18.12.2024, the Authority directed the learned counsel to submit a copy of the reference sent to the State Government by HSVP. The Promoter should also submit correct project details in REP 1 Part C and a copy of approved zoning plan before the next date of hearing as already conveyed vide letter dated 10.10.2023.

9. On 05.03.2025, learned counsel Sh. Tarun Ranga appeared and sought some time to file reply. Acceeding to the request of the learned counsel, the Authority again directs the Promoter to submit a copy of the reference sent to the State Government by HSVP . The Promoter should also submit correct project details in REP 1 Part C and a copy of approved zoning plan before the next date of hearing as already conveyed vide letter dated 10.10.2023. The Promoter is directed to submit reply at least one week before the next date of hearing.

10. Thereafter on 14.05.2025, Adv. Tarun Ranga appearing on behalf of the respondent requested the Authority that RERA Rate of Interest as per Rule 15 of the RERA Rules, 2017 may not be imposed on the respondent since they have filed an application dated 27.05.2025 requesting extension of period for moratorium stating that an application has been sent to Ministry of Housing and Urban Affairs seeking clarification of applicability of RERA Act on Statutory bodies such as HSVP and a reply is awaited. That they are also in the process of filing an SLP in the Hon'ble Supreme Court against the orders passed in CWP 4760 of 2020 titled Anil Kumar Yadav and other Vs. State in the Punjab &



Haryana High Court. Further, since respondent is a Government organization and getting approval through proper channel takes time, therefore, Adv. Tarun Ranga requested that a moratorium of at least nine months may kindly be granted and this period may be treated as zero period for the purposes of penalty and interest thereon.

8. Today, the Authority observes that the Authority on 18.07.2022 decided to register the project subject to rectification of some deficiencies, and further subject to submission of approved layout plan of commercial portion as and when approved. Despite several opportunities, the Promoter has failed to comply with the orders of the Authority dated 18.07.2022 in the matter relating to the registration of the said project. After due consideration, Authority decided to reject the application of the Promoter dated 04.07.2022 with a liberty to file afresh after deduction of 5% administrative charges. Since, the project is not registered with the Authority as on date, the promoter is not allowed to advertise, market, book and sell any unsold inventory in the project. Show Cause Notice dated 10.10.2023 is hereby discharged.

The office is directed to dispose of TEMP ID: 1079-2022 as rejected which relates to registration of this project.

9. **Disposed of.** File be consigned to the record room after uploading of orders and disposing TEMP ID: 1079-2022.



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Dr. Geeta Rathee Singh
Member



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Nadim Akhtar
Member



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Parneet S Sachdev
Chairman