



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1767 of 2022

HRERA, Panchkula

... COMPLAINANT

VERSUS

M/S CHD DEVELOPERS LTD.

.... RESPONDENT

CORAM:

Parneet S Sachdev

Dr. Geeta Rathee Singh

Chander Shekhar

Chairman

Member

Member

Date of Hearing: 06.05.2026

Hearing No: 13th

Present: None

Order: Parneet S Sachdev (Chairman)

1. This Suo-motu complaint was registered against the respondent/promoter for not uploading quarterly progress reports of project namely 'Residential plotted colony - 2.725 acres' situated in Karnal, Haryana, registered by the Authority vide Registration No. 8 of 2017 dated 23.06.2017, valid upto 03.05.2022. A show cause notice was issued on 03.08.2022 for not uploading quarterly progress reports on the web portal of the Authority.
2. On 17.07.2023, Authority imposed penalty of Rs. 1000/- per day till quarterly progress reports are uploaded online.

3. On 21.11.2023, the Authority enhanced the penalty from Rs. 1,000/- to Rs. 10,000/-.
4. On 24.04.2024, the penalty of Rs.10,000 per day imposed on 21.11.2023 was enhanced to Rs. 25,000 per day till quarterly progress reports are uploaded online. It was further made clear that penalty of Rs. 25,000/- per day shall continue till the date quarterly progress reports are filed by promoter.
5. On 24.07.2024, Authority observed that neither QPRs have been uploaded nor penalty have been deposited by the Promoter. The Authority directed that either the Managing Director or the Director of the Company be personally present on the next date of hearing. Cumulative penalty from 17.07.2023 to 24.07.2024 worked out to Rs. 39,77,000/-. The respondent was directed to deposit the said amount before the next date of hearing. The Authority directed the office to send a copy of these orders to the promoter through e-mail and registered post. The orders dated 24.07.2024 were delivered through registered post on 18.10.2024.
6. On 23.10.2024, despite the service of orders, neither anyone appeared on behalf of the respondent nor quarterly progress reports have been uploaded online on the web portal of the Authority. The cumulative penalty from 17.07.2023 till today amounts to Rs. 62,52,000/- .The promoter was directed to deposit the said amount in the registry of the Authority. The Authority also imposed a cost of Rs. 1 lac for non-appearance of Managing Director or the Director of the Promoter Company today. It was further made clear that penalty of Rs. 25,000/- per day shall continue till the date quarterly progress reports are filed by promoter. The Managing Director or Director of the Company was again directed to be personally present on next date of hearing. The office is directed to send a copy of these orders to



the Promoter by mail and through registered post. The orders of the Authority dated 23.10.2024 were delivered to the Promoter on 13.02.2025 via registered post.

7. Vide reply dated 29.10.2024 in Suo-Motu Complaint No. 1764-2022, the promoter informed that vide orders dated 05.09.2022 passed by the National Company Law Tribunal initiating CIRP process of CHD Developers Limited, under the provisions of the Insolvency and Bankruptcy Code, 2016 in the matter of *Rajeev Kumar & ors Vs CHD Developers Limited (Company Petition No. IB-1081/(PB)/2020*, Mr. Rajesh Kumar Parekh has been appointed as Interim Resolution Professional to carry out corporate insolvency resolution process of the Company.
8. On 19.02.2025, after considering the reply dated 29.10.2024 submitted in Suo-Motu Complaint No. 1764-2022, the Authority was of the view that Mr. Rajesh Kumar Parekh (IRP) should comply with the directions of the Authority as mentioned in the show cause notice dated 03.08.2022.
9. The Authority sent a copy of the show-cause notice dated 03.08.2022 and orders dated 07.05.2025 to the IRP (Mr. Rajesh Kumar Parekh) via Registered post on 20.08.2025 which were delivered on 25.08.2025 and also forwarded vide E-mail on 01.09.2025.

Despite the service of the said show-cause notice dated 03.08.2022, neither anyone appeared on behalf of the promoter on 03.09.2025 nor any reply filed. The Authority granted one last opportunity to Mr. Rajesh Kumar Parekh (IRP) to comply with the directions of the Authority as mentioned in the show cause notice dated 03.08.2022. The cumulative penalty from 17.07.2023 till 03.09.2025 amounted to Rs. 1,41,77,000/-. Cost of ₹1 Lakh imposed on 23.10.2024 was directed to be deposited in the registry of the



Authority. It was made clear that penalty of 25,000/- per day shall continue till the date quarterly progress reports are uploaded.

10. On 03.12.2025, the Authority observed that neither any one has appeared on behalf of the Promoter nor any reply filed. Penalty of ₹25,000/- per day shall continue. The cumulative penalty as on date works out to ₹1,64,77,000/- The respondent is directed to deposit the same along with cost of ₹1 Lakh imposed on 23.10.2024 before the next date of hearing. It is also made clear that penalty of ₹25,000/- per day shall continue till the date quarterly progress reports are uploaded.

11. On the last date of hearing, i.e. 25.02.2026, neither anyone appeared nor any reply filed. The cumulative penalty as on 03.12.2025 worked out to ₹1,64,77,000/- which had not been deposited. along with cost of ₹1 Lakh imposed on 23.10.2024. The Authority granted last opportunity to the IRP to upload QPRs and deposit the penalty and cost failing which execution proceedings as per Section-40(1) of the RERA Act, 2016 shall be initiated. Also, the office was directed to send copy of this order at the e-mail of the IRP and the same was delivered on 28.04.2026.

12. Neither on the last date of hearing i.e., 04.02.2026 nor today, anyone appeared nor filed any reply. Since adequate opportunity has already been granted to the respondent to comply with the above orders and to remove the deficiencies 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 RERA Act, 2016 hereby directs the respondent to deposit the cumulative penalty as on 06.05.2026 which worked out to ₹ 2,03,27,000/- along with cost of ₹1 Lakh imposed on 23.10.2024. 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.



13. **Disposed of.** File be consigned to record room after uploading of these orders.



Chander Shekhar
Member



Dr. Geeta Rathee Singh
Member



Parneet S Sachdev
Chairman

