HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO.1678 OF 2022

HRERA, Panchkula .... COMPLAINANT

VERSUS

Shri Balaje Builders ....RESPONDENT

CORAM: **Nadim Akhtar** **Member**

Dr. Geeta Rathee Singh **Member**

Chander Shekhar **Member**

Date of Hearing: 16.09.2026

Hearing: 9th

Present: No one appeared on behalf of respondent.

ORDER: (Nadim Akhtar - Member)

1. This suo-motu complaint was registered against the respondent for not uploading quarterly progress reports of project registered vide Registration No. HRERA-PKL-BHW-222-2022 dated 08.12.2020 valid upto 26.08.2023.

2. On 14.05.2025, it was observed that the promoter has filed QPRs upto 31.03.2024 on 08.04.2024. Since the QPRs upto June 2022 have been uploaded on 06.03.2023; the cumulative penalty from 19.12.2022 to 05.03.2023 worked out to be ₹77,000/- The Authority directed the respondent to deposit the said penalty before the next date of hearing.

3. On the last date of hearing, i.e., 15.07.2026, neither anyone appeared on behalf of respondent promoter nor any reply filed. In the interest of justice, the Authority decided to grant final opportunity to the promoter to deposit penalty of ₹ 77,000/- along with the rate of interest as prescribed under Rule 15 of the Haryana Real Estate (Regulation and Development) Rules, 2017 at least one

week before the next date of hearing failing which show cause notice under Section-7(2) of the RERD Act, 2016 shall be issued on the next date of hearing.

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

4. In compliance of above, copy of order dated 15.07.2026 was sent via registered post on 31.08.2026 which was returned with remarks "No information was received upon inquiry" and however, delivered on via email on 26.08.2026.

5. Today, the Authority observes that the copy of order dated 15.07.2026 could not be successfully delivered to the promoter, however, the same has been delivered at the email address which is provided by the respondent promoter at the time of registration of the project. Therefore, copy of order is deemed to be delivered to the respondent promoter. The promoter has failed to deposit ₹ 77,000/- along with the rate of interest as prescribed under Rule 15 of the Haryana Real Estate (Regulation and Development) Rules, 2017 despite granting several opportunities. There is a persistent noncompliance on the part of the promoter, therefore, the Authority decides that show cause notice under Section-7(1) of the RERD Act, 2016 be issued for revocation of the registration of the project.

6. Adjourned to **11.11.2026.**

Chander Shekhar	**Dr. Geeta Rathee Singh**	**Nadim Akhtar**
Member	**Member**	**Member**