HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 2250 of 2022

HRERA, Panchkula

...COMPLAINANT

VERSUS

HSVP, Rewari

....RESPONDENT

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

Date of Hearing: 16.09.2026
Hearing: 7th
Present: Adv. Tarun Ranga on behalf of the promoter.

ORDER (Nadim Akhtar - Member)

1. Present suo-motu complaint was registered against the respondent for not uploading quarterly progress reports of project registered vide Registration No. HRERA-PKL-M/GARH-22-2018 dated 12.07.2018 valid upto 31.03.2020.
2. A show-cause notice was issued on 24.08.2022 for not uploading quarterly progress reports on the web portal of the Authority.

3. On 13.03.2023, the Authority observed that the promoter had failed to submit online quarterly progress reports up to 2nd quarter of the year 2022, a penalty of Rs.1000/- from was imposed till the date the quarterly progress reports are uploaded online.
4. Further, 05.03.2025, Adv. Tarun Ranga appeared and informed that QPRs have been filed till date and requested for 10 days time for filing the copy of the reference sent to the Government. However, upon perusal of records, it was found that QPRs have not been uploaded by the promoter till date. After consideration, the Authority decided that Promoter should file QPRs before the next date of hearing along with a copy of the reference sent to the government and penalty of ₹7,23,000/- for non-filing of QPRs be deposited in the registry of the Authority.
5. Later, On 03.12.2025, Adv. Tarun Ranga appeared on behalf of HSVP and submitted that they have filed a Special Leave Petition (SLP) before the Hon'ble Supreme Court of India vide Diary No. 63782/2025 against the order passed in CWP No. 4760 of 2020 titled Anil Kumar Yadav V/s State of Punjab by the Hon'ble High Court of Punjab and Haryana seeking authoritative clarification on the applicability of RERA Act, 2016 to statutory authorities, including the question of whether statutory development authorities fall within the definition of "Promoter" under Section 2(zk) of the Act. Since the issue is sub-judice and clarification from the Ministry of Housing and Urban Affairs is awaited, it is prayed that no adverse or coercive action be taken against HSVP until the Supreme Court decides the matter and also requested that the moratorium earlier granted may be extended. A copy of request for extension of Moratorium in matters pertaining to Suo Motu Complaints and Project- related proceedings concerning HSVP sector on the ground of filing of SLP before the Hon'ble

Supreme court issued by HSVP dated 3/12/25 has also been submitted during the course of hearing by the counsel. After consideration, the Authority decided to adjourn the matter to 29.07.2026.

6. On the last date of hearing, i.e., 29.07.2026, neither any one appeared on behalf of the promoter nor any reply filed. No correspondence had been received from HSVP after 03.12.2025. After perusal of records, it was found that the Special Leave Petition (Civil) bearing diary no 63782/2025 filed by the promoter against the order passed in CWP No. 4760 of 2020 titled Anil Kumar Yadav V/s State of Punjab stands dismissed vide order dated 09.02.2026 passed by Hon'ble Supreme Court.
7. The cumulative penalty from 13.03.2023 till today works out to ₹ 12,84,000/-. However, the promoter has failed to upload quarterly progress reports of the project till date.
8. Today, upon examination of the official record, it is observed that the respondent has failed to comply with the preceding orders of the Authority even after grant of adequate opportunities. Hence the Authority in exercise of its mandate under Section 37 read with Section 34(f) of the RERD Act, 2016 hereby directs the respondent to deposit the penalty amount of ₹ 12,84,000/- within a period of 90 days of uploading of this order, failing which legal consequences shall follow.

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

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