HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (Suo-Motu) 3182 of 2022

HRERA, Panchkula .... COMPLAINANT

VERSUS

BestPlus Developers Pvt. Ltd. ....RESPONDENT

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

Dr. Geeta Rathee Singh **Member**

Date of Hearing: 30.09.2026
Hearing: 13th
Present: Adv. Akansha Yadav on behalf of respondent

ORDER: Nadim Akhtar (Member)

1. The present suo-motu complaint was registered against the respondent promoter for neither completing the project within the timelines declared u/s 4(2)(1)(c) at the time of seeking registration nor applying for extension of registered project namely "Rohtak Greens" an affordable residential plotted colony on land measuring 7.75 acres in Sector-25-D, village Pehrawar, Rohtak registered vide Registration No. 238 of 2017 dated 20.09.2017 valid upto 31.12.2019. The first extension was granted upto 30.06.2021 including six months Covid period from 25.03.2020 to 24.09.2020. After granting benefit of covid period the registration stands expired on 30.09.2021.
2. When this matter was heard by the Authority on 30.01.2023, Authority had directed the promoter not to sell any unsold inventory or create any third party rights in the project till extension is granted.
3. On 24.06.2026, Authority granted one last and final opportunity to the respondent/promoter to apply for extension for the gap period from 30.09.2021 to 05.03.2025 and to deposit the penalty of ₹5,00,000/- and costs of ₹2,00,000/-, along with the applicable interest at the prescribed rate, i.e. MCLR + 2%, as provided

under Rule 15 of the HRERA Rules, 2017, before the next date of hearing. Further, in the event of failure on the part of the respondent-promoter to comply with the aforesaid directions before the next date of hearing, the Authority shall constrained to initiate show-cause proceedings under Section 7 of the Real Estate (Regulation and Development) Act, 2016 for revocation of the registration, as well as recovery proceedings under Section 40(1) of the RERA Act, 2016 for recovery of the penalty amount, in accordance with law.

4. Today, learned counsel for respondent has stated that reply has been filed in the registry.
5. Authority after consideration grants last opportunity to respondent to apply for extension for the gap period from 30.09.2021 to 05.03.2025 and to deposit the penalty of ₹5,00,000/- and costs of ₹2,00,000/-, along with the applicable interest at the prescribed rate, i.e. MCLR + 2%, as provided under Rule 15 of the HRERA Rules, 2017. The promoter is also directed to file affidavit that the promoter has not sell any unsold inventory or create any third party rights in the project after the ban was imposed by the Authority i.e., on 30.01.2023 till extension is granted.
6. Adjourned to **25.11.2026.**

Dr.Geeta Rathee Singh
Member

NadimAkhtar
Member