HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 2249 OF 2022

HRERA, Panchkula .... COMPLAINANT

VERSUS

Haryana Shehri Vikas Pradhikaran, Hisar ....RESPONDENT

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

Date of Hearing: 16.09.2026

Hearing: 16th

Present: Adv. Tarun Ranga on behalf of the promoter

ORDER (Nadim Akhtar-Member)

This Suo-motu complaint was registered against the respondent for not uploading quarterly progress reports of a residential colony registered vide Registration No. HRERA-PKL-HSR-125-2019 dated 25.06.2019 valid upto 31.12.2020.

2. A show-cause notice was issued on 24.08.2022 to the promoter for not uploading quarterly progress reports up to 2nd quarter of the year 2022 within a period of 30 days on the website of the Authority.

3. Vide order dated **03.04.2023**, the Authority imposed a penalty of ₹1,000/- per day for failure to upload the QPRs on the web portal of the Authority. The

cumulative penalty from 03.04.2023 to 07.08.2023 amounted to ₹2,60,000/-. As the QPRs had not been filed, the respondent was directed to deposit the said amount in the registry of the Authority before the next date of hearing.

4. On **07.08.2023**, neither anyone appeared on behalf of the respondent nor was any reply filed. In view of the respondent's continued non-compliance with the directions of the Authority, the respondent was directed to show cause as to why a penalty under Section 61 read with Section 63 of the Real Estate (Regulation and Development) Act, 2016, should not be imposed for contravention of the provisions of the Act and non-compliance with the orders of the Authority. It was further clarified that the penalty of ₹1,000/- per day would continue until the QPRs were uploaded.
5. On **16.10.2023**, neither anyone appeared on behalf of the respondent nor was any reply filed. The Authority granted a final opportunity to the respondent to comply with its directions, failing which a penalty of ₹5,00,000/- under Section 61 read with Section 63 of the Act would be imposed. It was further clarified that the penalty of ₹1,000/- per day imposed vide order dated 03.04.2023 would continue until the QPRs are uploaded.
6. On **18.12.2023**, neither anyone appeared on behalf of the respondent nor was any reply filed. Accordingly, the Authority imposed a penalty of ₹5,00,000/- under Section 61 read with Section 63 of the Act for contravention of the provisions of the Act and non-compliance with its directions. The office was directed to send a copy of the order to the respondent through registered post. The Authority reiterated that the penalty of ₹1,000/- per day imposed vide order dated 03.04.2023 would continue until the QPRs are uploaded.
7. On **21.02.2024**, learned counsel, Sh. Tarun Ranga, appeared and submitted that a request for providing the login ID and password had been submitted to the Authority on that date. He sought time to upload the QPRs. The Authority directed the office to provide the requisite login credentials to the respondent. The respondent was also directed to deposit the penalty of ₹5,00,000/- imposed vide order dated 18.12.2023. The Authority further observed that the cumulative penalty from 03.04.2023 to 21.02.2024 amounted to ₹3,25,000/- and directed the respondent to deposit the same before the next date of

hearing. The matter was adjourned to 10.04.2024. It was reiterated that the penalty of ₹1,000/- per day would continue until the QPRs are uploaded.

8. On **10.04.2024**, learned counsel, Sh. Tarun Ranga, appeared and sought time to file a reply, submitting that the order dated 21.02.2024 had been uploaded on 09.04.2024. The Authority acceded to the request. However, considering that the respondent had failed to upload the QPRs despite the issuance of the show-cause notice dated 24.08.2022 and the grant of several opportunities, the Authority enhanced the penalty from ₹1,000/- to ₹10,000/- per day with effect from 10.04.2024 until the QPRs were uploaded online. The cumulative penalty from 03.04.2023 to 09.04.2024 was recorded as ₹3,73,000/-, and the respondent was directed to deposit the said amount before the next date of hearing. The Authority reiterated that the enhanced penalty would continue until compliance.
9. On **05.06.2024**, learned counsel, Sh. Tarun Ranga, appeared and submitted that the QPRs would be uploaded on the web portal of the Authority on that day. The Authority directed the respondent to upload the QPRs up to the first quarter of 2024. Observing that the respondent had failed to comply despite repeated opportunities, the Authority enhanced the penalty from ₹10,000/- to ₹25,000/- per day with effect from 05.06.2024 until the QPRs were uploaded online. The respondent was also directed to deposit the penalty of ₹5,00,000/- imposed vide order dated 18.12.2023. The cumulative penalty from 03.04.2023 to 04.06.2024 was recorded as ₹9,33,000/-, which the respondent was directed to deposit before the next date of hearing. The Authority clarified that the penalty of ₹25,000/- per day would continue until the QPRs were uploaded.
10. On **28.08.2024**, learned counsel, Sh. Tarun Ranga, appeared and submitted that a request dated 14.08.2024 had been made to the Authority for the grant of a moratorium in all suo motu complaints and project-related matters concerning HSVP. He requested that the matter be adjourned until a decision on the request for a moratorium was taken. Acceding to the request, the Authority adjourned the matter.
11. On **18.12.2024**, learned counsel, Sh. Tarun Ranga, sought an adjournment in view of the order dated 09.10.2024 passed under Item No. 266.05. Vide the said order, the Authority had observed that HSVP fell within the definition of a

promoter and had decided not to take coercive action for a period of six months or until further directions were received from the Government, whichever was earlier. It was, however, clarified that no relaxation had been granted in respect of the earlier orders of the Authority and that HSVP remained bound to comply with them. The Authority directed the counsel to submit a copy of the reference sent to the Government and further directed the respondent to deposit the penalties already imposed before the next date of hearing.

12. On **12.03.2025**, learned counsel, Sh. Neeraj Goel, appearing as proxy counsel for Sh. Tarun Ranga, sought time to submit a copy of the reference sent to the Government. The Authority directed that the requisite copy be submitted before the next date of hearing.

13. On **28.05.2025**, learned counsel, Sh. Tarun Ranga, requested that interest at the rate prescribed under Rule 15 of the Haryana Real Estate (Regulation and Development) Rules, 2017, not be imposed on the respondent. He submitted that an application dated 27.05.2025 had been filed seeking an extension of the moratorium, as clarification regarding the applicability of the Act to statutory bodies such as HSVP was awaited from the Ministry of Housing and Urban Affairs. He further submitted that HSVP was in the process of filing a Special Leave Petition before the Hon'ble Supreme Court against the judgment in CWP No. 4760 of 2020, titled *Anil Kumar Yadav and others v. State of Punjab and Haryana*. On these grounds, he requested the grant of a moratorium for at least nine months and that the said period be treated as a zero period for the purposes of penalty and interest.

14. On **03.12.2025**, learned counsel, Sh. Tarun Ranga, submitted that HSVP had filed a Special Leave Petition before the Hon'ble Supreme Court of India vide Diary No. 63782/2025, challenging the judgment in CWP No. 4760 of 2020, titled *Anil Kumar Yadav v. State of Punjab*, seeking clarification regarding the applicability of the Act to statutory authorities, including whether development authorities fell within the definition of a promoter under Section 2(zk) of the Act. He requested that no adverse or coercive action be taken against HSVP until the matter was decided by the Hon'ble Supreme Court and sought an extension of the moratorium previously granted. A copy of HSVP's request dated 03.12.2025 for extension of the moratorium was also submitted.

15. On **29.07.2026**, neither anyone appeared on behalf of the respondent nor was any reply filed. No further correspondence had been received from HSVP after 03.12.2025. Upon verification of the status of the matter on the official website of the Hon'ble Supreme Court of India, the office found that the Special Leave Petition (Civil) bearing Diary No. 63782/2025, filed against the judgment in CWP No. 4760 of 2020, stood dismissed vide order dated **09.02.2026**. In view of the dismissal of the SLP, the Authority directed the respondent to deposit the penalty of ₹9,33,000/- imposed vide order dated 05.06.2024.

15. 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 ₹ 9,33,000/- within a period of 90 days of uploading of this order, failing which legal consequences follow. As the registration of the project has lapsed, the Authority imposed a complete ban on advertisement, sale, and creation of any third-party rights in the project.

16. Disposed Off.

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