



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (Suo-Motu) 2810 of 2022

HRERA, Panchkula

...COMPLAINANT

VERSUS

Ozone GSP Infratech Sarvome House

....RESPONDENT

CORAM: **Parneet S Sachdev**
 Dr. Geeta Rathee Singh
 Chander Shekhar

Chairman
Member
Member

Date of Hearing: 05.08.2026

Hearing: 12th

Present: Adv. Amrit Singh on behalf of respondent.

ORDER (Parneet S Sachdev-Chairman)

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 project namely "The Presidio" a Group Housing colony measuring 1.744 acres in Sector-31, Village Atmadpur, Faridabad registered vide Registration No. 276 of 2017 dated 09.10.2017 valid upto 08.10.2020. After granting benefit of covid period the registration stands expired on 08.07.2021.

2. The Authority on 08.04.2026 has disposed of this matter and following orders were passed:

"4. Neither on the last date of hearing i.e., 28.01.2026 nor today, anyone appeared or any reply filed. Since adequate opportunity has already been granted to the respondent to comply with the above orders and apply for extension of registration of the project, 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 of ₹5.5 Lacs along with a cost of ₹1 Lac for non-appearance of the Directors 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.

5. Disposed of. File be consigned to record room after uploading of these orders."

3. Vide letter dated 07.07.2026, the promoter has informed and requested as under:
- i. The Project is stalled since last more than 8 years for reasons which have already been explained in our previous communications and beyond our control.
 - ii. The facts stated herein have been recorded in order of hearing dated 07.08.2023 of Complaint No. (Suo Moto) 2810 of 2022. It is also recorded that we have requested to Issue User Id and Password for submitting the compliances. The Authority had then ordered to Issue the Use Id & Password.
 - iii. They were waiting for User ID and Password to be issued for filing the QPRs as they were ready with all relevant documents on 30.08.2023 for uploading the QPRs.
 - iv. The same facts were again highlighted vide e mail 11.03.2024.
 - v. Reminder was again sent on 20.03.2024 through Mail for Issuance of Functional User Id and Password.
 - vi. On the hearing dated 10.04.2024, it was requested to allow the Promoter to manually file the relevant Documents as the User Id and Passwords were non-Functional. The representative of the Promoter tried to submit the relevant documents manually at the counter, but was denied at the counter. So, a detailed reply in this regard was manually submitted at the Counter on 15.04.2024 requesting to accept the documents submitted through mail be considered.
 - vii. Finally, a functional User Id & Password was issued on 06.05.2024 by mail to them, which enabled us to submit the QPRs starting 1/10/2018 till 31.03.2023.



viii. With respect to Complaint No. (Suo Moto) 2810 of 2022, relating to the penalty for non-filing of the application for extension of the project registration, they were not able to apply for Extension due to non-availability of User ID and Password and the problems faced which has already been communicated to the Authority.

ix. In view of the above matter, against an amount of Rs.6,50,000/- we have deposited a sum of Rs.3,00,000/- vide Reference Number: RERA-PKLC1783083572 dated 03.07.2026 through Net Banking.

xiii. In view of the above, it is requested to consider the bona fide circumstances explained herein, waive/ minimize the cumulative penalties imposed, restore and validate the project registration in the interest of justice, upto the date of validity of License, which is 02.12.2029.

3. Considering the request of the promoter vide letter dated 07.07.2026, the Authority on 15.07.2026 vide Agenda Item No. 325.11 decided to re-open the Suo-Motu Complaint No. 1890 of 2022 and Complaint No. 2810 of 2022 and consider the reply dated 06.05.2026 and submissions on the date of hearing, i.e., 05.08.2026.

6. In view of orders dated 15.07.2026 vide Agenda Item No. 325.11, the matter is again taken up for consideration.

7. Today, considering reply dated 06.05.2026 and 07.07.2026, the Authority observes that on 07.08.2023, the Authority had directed to issue Login ID and password to the promoter, however, functional User ID and password was received to the promoter on 06.05.2024.

In view of above, considering the facts and circumstances of the case, the request of the promoter to waive/ minimize the penalty imposed is not sustainable, since, functional User ID and password was received by the promoter on 06.05.2024. Even after receiving the same, the promoter had failed to apply for extension of the project. Taking a lenient view, on 29.10.2025, the Authority granted one last opportunity to the respondent to apply for extension of registration along with requisite fee and deposit the penalty imposed. Since, the promoter failed to comply with the directions of the Authority. Therefore, on 28.01.2026, the Authority was constrained to impose penalty of 5 Lacs and

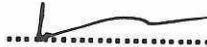
was directed to deposit the same before the next date of hearing along with the penalty of 50,000/- already imposed vide order dated 07.08.2023 and cost of 1 lac imposed on 09.07.2025 for non-appearance of one of the partners of the firm and apply for extension of registration of the project. The period during which the promoter did not receive functional User ID and Password, the Authority had only imposed penalty of Rs. 50,000/- for not complying with the orders of the Authority, which cannot be waived of /minimized. The Authority is of the view that ample opportunities and reasonable time was granted to the Promoter to comply with the directions of the Authority, even after that the promoter had failed to apply for extension of the project and deposit the said penalty and cost.

Now, the Authority directs the promoter to apply for extension of registration of the project within a period of 15 days of uploading of this order failing which the registration of the project shall be revoked and 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 of ₹2.5 Lacs along with a cost of ₹1 Lac for non-appearance of the Directors. The said penalty and cost be deposited within a period of 90 days of uploading of this order, failing which legal consequences shall follow.

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


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Chander Shekhar
Member


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Dr. Geeta Rathee Singh
Member


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Parneet S Sachdev
Chairman