HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 3182 OF 2022

HRERA, Panchkula

.....COMPLAINANT

VERSUS

BestPlus Developers Pvt. Ltd

.....RESPONDENT

CORAM: **Parneet S Sachdev Chairman**
Nadim Akhtar Member
Dr. Geeta Rathee Singh Member

Date of Hearing: 24.06.2026

Hearing No. 16th

Present: None for the respondent.

Order: Parneet S Sachdev (Chairman)

When the matter was taken up by the Authority on 02.07.2025, neither anyone appeared nor any reply filed. The Authority, therefore, imposed interest at the rate of SBI's highest marginal cost of lending rate (MCLR) + 2%, as per Rule 15 of the per the Haryana Real Estate (Regulation and Development) Rules, 2017 (hereinafter referred as HRERA Rules, 2017) on the penalty amount imposed, which shall start from 02.07.2025 till the time such amount is paid by the respondent.

2. On 10.09.2025, the Authority observed that neither application for extension has been filed nor penalty of ₹5 Lacs and cost of ₹2 Lacs alongwith interest deposited. Hence, the promoter was directed to show cause as to why registration granted may not be

revoked as per provisions of Section 7 of the Real Estate Regulation & Development) Act, 2016.

3. On 10.12.2025, Sh. Hemraj appeared on behalf of respondent and informed that they had submitted a copy of completion certificate dated 05.03.2025 granted by DTCP, Haryana but the same has not yet been uploaded on the web portal of the Authority. The Authority after consideration was of the view that the respondent has neither applied for extension from 30.09.2021 till 05.03.2025, i.e., the date of grant of completion certificate nor deposited the penalty/cost imposed by the Authority vide its previous orders. The respondent was, therefore, directed to comply with the above and thereafter the request of the respondent to upload the completion certificate shall be considered.

4. On subsequent hearing dated 25.03.2026, neither any one appeared nor any reply filed by the promoter. In the interest of justice, the Authority granted one last opportunity to the Promoter to comply with the directions of the Authority. The Promoter was directed to deposit the said penalty along with interest in the registry atleast one week before the next date of hearing failing which recovery proceedings shall be initiated as per Section-40(1) of the Real Estate (Regulation & Development) Act, 2016. An email in this regard was also sent to the promoter on 30.04.2026.

5. Today, none appeared on behalf of the respondent/promoter. The Authority notes that adequate and sufficient opportunities have already been granted to the respondent/promoter to comply with the orders passed by the Authority. However, despite

the opportunities so granted, the respondent/promoter has failed to comply with the directions issued by the Authority. In the interest of justice, Authority grants 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.

6. 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.

7. The matter is adjourned to **30.09.2026**.

.....	.....	.....
Dr. Geeta Rathee Singh	**Nadim Akhtar**	**Parneet S Sachdev**
Member	**Member**	**Chairman**