



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1895 of 2019

HRERA, Panchkula

...COMPLAINANT

VERSUS

GPM Developers.

....RESPONDENT

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

Chairman
Member
Member

Date of Hearing: 15.07.2026

Hearing: 8th

Present: Sh. Anshul Goel, Director of Company.

ORDER (Parneet S Sachdev-Chairman)

The matter was taken up by the Authority on 09.01.2020 and it was adjourned sine die.

2. On 26.03.2025, the matter was re-opened and the Authority was of the view that the fee which is being charged by RERA Panchkula is as per HRERA Rules, 2017 and is in order.

3. The Authority granted an opportunity to the respondent to deposit deficit registration fee of ₹4,25,376/- within a period of 30 days from the uploading of these orders. The matter was then adjourned to 09.07.2025.

3

4. On 09.07.2025, neither anyone appeared on behalf of respondent nor any reply filed. The Authority granted one last opportunity to the respondent to deposit deficit fee of ₹4,25,376/- failing which RERA Rate of Interest as per Rule 15 of HRERA Rules, 2017 shall be charged.

4. Vide reply dated 08.08.2025, the respondent has deposited deficit fee of ₹ 19,854/- and informed that out of total FAR of 31642.81 sq mtrs, FAR measuring 20068.336 sq. mtrs. has not been applied for registration since towers have been completed and OC for the same was applied. Following calculation has been submitted: -

$$11574.474 \times 17.5 = 2,02,553.30/-$$

Fee already paid = ₹ 1,82,700/-

Deficit fee = ₹ 19,854/-

5. On 01.10.2025, the Authority re-affirmed that as per show cause notice dated 08.08.2019, a fee of ₹1,33,900/- instead of ₹ 1,82,700/- (as informed by the respondent vide reply dated 08.08.2025) has been deposited by the respondent. Further, Occupation Certificate/Completion Certificate as stated above, for an area of 20068.336 sq mtrs has also not been enclosed. Therefore, the fee is still deficit by ₹ 4,05,522/-. The respondent is therefore directed to deposit the remaining fee of ₹ 4,05,522/- before the next date of hearing failing which RERA rate of interest shall be charged.

6. On 07.01.2026, none appeared on behalf of the promoter nor any reply filed. In view of the last orders, the Authority decided to impose RERA rate of interest. The Authority directed the respondent to deposit total penalty of ₹ 4,05,522/- along with interest at the rate of SBI's highest marginal cost of lending rate (MCLR) + 2% as per Rule 15 of the RERA Rules, 2017.

7. A copy of these orders were sent to the promoter through registered mail which were delivered on 30.01.2026 and through registered post which were returned undelivered with the instructions that "Addressee left without instructions". Since orders were sent to the promoter on the last known address



provided by him to the Authority, the same is considered/deemed to have been duly served.

8. Despite above delivery through mail, neither anyone represented nor any reply filed. In view of the above, the Authority on the last date of hearing i.e., 25.03.2026 granted one last opportunity to the respondent to deposit the above fee failing which recovery proceedings as per Section 40 of the RERD Act, 2016 shall be initiated.

9. Today, Sh. Anshul Goel, Director of the Promoter Company has informed that the total penalty of ₹ 4,05,522/- along with interest will deposited in the registry during the course of the day. Vide reply dated 15.07.2026, the promoter has depsoited ₹ 4,05,522/- along with interest ₹ 22,800/- which is now in order. The Promoter has submitted copy of Occupation Certificates of the project dated 31.08.2021 and 28.02.2023 and requested to take the same on record. The Authority directs the office to upload the said occupation certificates on the web portal of the Authority.

In view of above, show cause notice dated 08.08.2019 is hereby discharged.

10. **Disposed of.**


.....
Dr. Geeta Rathee Singh
Member


.....
Nadim Akhtar
Member


.....
Parneet S Sachdev
Chairman