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

Date of Hearing: 29.07.2026

Hearing: 15th

Present: None on behalf of respondent

ORDER (Parneet S Sachdev-Chairman)

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. When this matter was considered on 03.04.2023, a penalty of 1,000/- per day was imposed for not filing quarterly progress report on web portal of Authority. The cumulative penalty from 03.04.2023 till 07.08.20233 amounted to 2,60,000/-. Said QPRs was not filed till 07.08.2023. The respondent promoter was directed to deposit the said amount in the registry of the Authority before the next date of hearing.

3. The matter was heard on 21.02.2024, a last opportunity was granted to the respondent to comply with the earlier directions. However orders of the Authority were not complied. Thereafter on 18.12.2023, no one appeared on behalf of the respondent HSVP. Therefore, due to continuous non compliance of its orders , the Authority was constrained to impose a penalty of ₹5,00,000/- under Sections 61 read with Section 63 of the HRERA Act, 2016, directing respondent to its deposit the same before the next date of hearing.

4. The matter was taken up by the Authority on various dates i.e. 21.02.2024, 10.04.2024, 05.06.2024, 28.08.2024, 18.12.2024, 12.03.2025, 28.05.2025 and was last heard on 03.12.2025, on which Adv. Tarun Ranga appeared on behalf of HSVP and submitted that HSVP had filed a Special Leave Petition (SLP) before the Hon'ble Supreme Court of India vide Diary No. 63782/2025 against the order passed by the Hon'ble High Court of Punjab and Haryana in CWP No. 4760 of 2020, titled *Anil Kumar Yadav Vs. State of Punjab*, seeking authoritative clarification regarding the applicability of the RERA Act, 2016 to statutory authorities, including the question of whether statutory development authorities fall within the definition of "Promoter" under Section 2(zk) of the Act.

Since the issue was sub judice and clarification from the Ministry of Housing and Urban Affairs was awaited, the counsel for the respondent-promoter

prayed that no adverse or coercive action be taken against HSVP until the matter was decided by the Hon'ble Supreme Court and further requested that the moratorium earlier granted be extended. In view of this aforementioning development, the Authority did not press for the deposit of the penalty of ₹5,00,000/- imposed vide order dated 10.04.2024.

5. Today, neither anyone appeared on behalf of the promoter nor was any reply filed on behalf of the promoter. Further, no correspondence has been received from HSVP after 03.12.2025.

   The office, upon checking the status of the case matter on the online portal of the Hon'ble Supreme Court of India, found that the Special Leave Petition (Civil) bearing Diary No. 63782/2025, filed by the promoter against the order passed in CWP No. 4760 of 2020, titled *Anil Kumar Yadav Vs. State of Punjab*, stands dismissed vide order dated 09.02.2026.

   In view of the dismissal of the aforesaid SLP by the Hon'ble Supreme Court, the Authority directs the promoter to deposit the penalty of ₹9,33,000/- imposed vide order dated 05.06.2024, in compliance thereof.

6. The promoter is directed to deposit the aforesaid penalty before the next date of hearing.
7. Adjourned to **16.09.2026.**

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