HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 3091 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: 13th

Present: None 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) of HRERA Act,2016 nor applying for extension of registered Project of residential plotted colony measuring 31.65 acres being developed by HSVP situated in Sector 24, Raipur Road, Hisar registered vide Registration No. HRERA-PKL-HSR-125-2019 dated 25.06.2019 valid upto 31.12.2020. However, after granting benefit of COVID period, expiry of registration of project extended upon 31.09.2021.

2. When the matter was heard on 23.01.2023, respondent promoter was directed not to sell any unsold inventory or create any third party rights in the project till extension is granted.

3. On 06.03.2023, the Authority had directed that a D.O. letter be sent to the Chief Administrator, HSVP to look into the matter and direct the concerned officer to file reply.

4. On 18.12.2023, no one appeared on behalf of the respondent and nor any reply was filed. The Authority directed to show cause Respondent HSVP as to why penalty U/s 60, 61 read with Section 63 be not imposed for contravention of the provisions of the Act and not complying with the orders of the Authority.

5. The matter was heard on 21.02.2024, when a last opportunity was granted to the respondent to comply with the earlier directions. However orders of the Authority were not complied. Thereafter on 10.04.2024,Adv. Tarun Ranga appeared on behalf of respondent and due to continuous non compliance of its orders , the Authority was constrained to impose a penalty of ₹5,00,000/- under Sections 60, 61 read with Section 63 of the HRERA Act, 2016, directing respondent to its deposit the same before the next date of hearing.

6. The matter was taken up by the Authority on various dates i.e. 05.06.2026, 28.08.2024, 18.12.2024, 12.03.2015, 28.05.2025 and was last heard on 03.12.2025, 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.

7. 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 ₹5,00,000/- imposed vide order dated 10.04.2024, in compliance thereof.

8. The promoter is directed to deposit the aforesaid penalty before the next date of hearing.

9. Adjourned to **16.09.2026.**

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