# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

## COMPLAINT NO. 1095 OF 2020

HRERA, Panchkula .... COMPLAINANT

VERSUS

Haryana Shehri Vikas Pradhikaran, Hisar ....RESPONDENT

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

**Date of Hearing:** 29.07.2026
**Hearing:** 26th
**Present:** None on behalf of respondent.

**ORDER (Parneet S Sachdev-Chairman)**

Registration No. HRERA-PKL-HSR-41-2018 dated 06.09.2018 was valid upto 31.12.2019. The respondent promoter has neither submitted an application for extension of registration nor completion certificate of the colony.

2. The matter was considered by the Authority on 07.08.2023 when the respondent promoter was directed to show cause as to why registration may not be revoked by the Authority U/s 7 of the RERA Act, 2016 and penalty proceedings U/s 61 read with Section 63 be not initiated for contravention of the provisions of the Act and not complying with the orders of the Authority.

3. Thereafter the matter was considered by the Authority on 09.10.2023,when the Authority granted last opportunity to the respondent to comply with the orders failing which it will be constrained to impose penalty of ₹5 lac U/s 61 read with Section 63 of the provisions of the Act.

4. Thereafter on 21.02.2024, 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 61 read with Section 63 of the HRERA Act, 2016, directing respondent to its deposit the same before the next date of hearing.

5. The matter was taken up by the Authority on various dates i.e. 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, 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 21.02.2024.

6. 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 21.02.2024, in compliance thereof.

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

8. Adjourned to **16.09.2026.**

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