



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1694 of 2022

HRERA, Panchkula

.... COMPLAINANT

VERSUS

T.G Buildwell Pvt. Ltd.

.... RESPONDENT

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

Date of Hearing: 01.04.2026

Hearing: 12th

Present: None

ORDER (Parneet S Sachdev-Chairman)

1. As per Section 11 of RERA Act, 2016 a promoter is obligated to upload the QPRs on the web portal of the Authority.
2. Section 11 of RERA Act, 2016 is reproduced herein below for ready reference:

"11. Functions and duties of promoter

(1) The promoter shall, upon receiving his Login Id and password under clause (a) of sub-section (1) or under sub-section (2) of section 5, as the case may be, create his web page on the website of the Authority and enter all details of the

proposed project as provided under sub-section (2) of section 4, in all the fields as provided, for public viewing, including—

- (a) details of the registration granted by the Authority;*
- (b) quarterly up-to-date the list of number and types of apartments or plots, as the case may be, booked;*
- (c) quarterly up-to-date the list of number of garages booked;*
- (d) quarterly up-to-date the list of approvals taken and the approvals which are pending subsequent to commencement certificate;*
- (e) quarterly up-to-date status of the project; and (f) such other information and documents as may be specified by the regulations made by the Authority."*

3. This provision of RERA Act aims to ensure transparency in the sale and purchase of an apartment, plot or a building. However, in the present case it came to the notice of the Authority that the promoter has failed to fulfill his obligation and did not file any QPRs since grant of registration certificate dated 31.12.2019. Accordingly, this Authority in exercise of its mandate u/s 35 of the RERA Act, 2016 took suo moto cognizance of the violation of the provision of RERA Act, 2016 and registered the captioned complaint against the respondent for violating section 11 by not uploading the QPRs w.e.f. 31.12.2019 of the real estate project namely "Tivoli Holiday Village Phase-I" registered vide Registration No. HRERA-PKL-RWR-186- 2019 dated 31.12.2019 valid upto 31.12.2022. Consequently, a show cause notice for imposition of penalty for violating section 11 was issued on 25.07.2022 for not uploading quarterly progress reports on the web portal of the Authority.
4. Nevertheless, on 06.02.2023, the Authority decided to grant one last opportunity to the respondent-promoter for uploading quarterly progress reports within a period of 30 days failing which penalty of Rs.1000/- per

day shall be imposed. Despite been given this additional opportunity to make compliance and upload the QPR's, promoter did not make any efforts and remained in default of the provisions of the Act as well as the orders of the Authority.

5. On 10.04.2023, Authority decided to impose penalty of ₹1000/- **per day on the promoter** for not submitting QPRs upto 2nd Quarter of 2022,
6. On 07.02.2024, penalty of ₹1000/- **per day was increased to ₹10,000/- per day**; total cumulative penalty **₹3,03,000/-** Copy of orders sent via registered post on 26.06.2024(Returned with remarks-Door Locked) and E-mail (Delivered via email on 26.06.2024).
7. On 08.01.2025, the Promoter filed an application dated on 12.07.2024 and requested the Authority to grant username and password, which was received in the office on 15.07.2024 and the same was provided by the IT cell on 18.07.2024. The promoter had uploaded QPRs upto 2nd quarter of 2024 on 23.12.2024. The counsel informed that they have uploaded QPRs and will file their reply shortly. The promoter has filed QPRs on 23.12.2024; the cumulative penalty from 10.04.2023 to 23.12.2024 works out to Rs. 61,07,000/-. The Authority directs the respondent to submit their documents/reply within ten days and deposit the said penalty before the next date of hearing.
8. Today, upon examination of the official record, it is observed that the respondent has failed to comply with the preceding orders of the Authority. Whereas, Ld. counsel for the respondent on the last date of hearing informed that appeal against the present suo-motu complaint is still pending before the Hon'ble Real Estate Appellate Tribunal. The appeal is now listed for 23.04.2026. Authority observes that mere pendency of an appeal does not automatically operate as a stay on the proceedings. It is further noted that no interim stay or restrictive order has

been passed by the Hon'ble Appellate Tribunal in the aforementioned appeal.

9. Since adequate opportunity has already been granted to the respondent to comply with the above orders, the Authority in exercise of its mandate under Section 37 read with Section 34(f) of the RERD Act, 2016 hereby directs the respondent to deposit the penalty amount of ₹61,07,000/-. These orders be complied with by the respondent promoter within a period of 90 days of uploading of this order, failing which legal consequences shall follow.

10. **Disposed of.** File be consigned to record room after uploading of these orders.


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Dr. Geeta Rathee Singh
Member


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Nadim Akhtar
Member


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Parneet S Sachdev
Chairman