



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1679 of 2022

HRERA, Panchkula

...COMPLAINANT

VERSUS

Bhagirathi Realtors 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 on behalf of the respondent

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."

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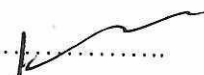
3. This provision of RERA Act aims to ensure transparency in the sale and purchase of an apartment, plot or a building. However, in the present case it came to the notice of the Authority that the promoter has failed to fulfill his obligation and did not file any QPRs since grant of registration certificate dated 17.11.2017. 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. 17.11.2017 of the real estate project namely "Anand Lok, Yamunanagar" registered vide Registration No. 356 of 2017 dated 17.11.2017 valid upto 31.08.2019. Consequently, a show cause notice for imposition of penalty for violating section 11 was issued on 26.07.2022 for not uploading quarterly progress reports on the web portal of the Authority.
4. The Authority had also observed that since the completion certificate has been granted by DTCP on 09.02.2021, therefore, the promoter is obligated to upload the quarterly progress reports upto the date of grant of completion of the project i.e. 09.02.2021.
5. On 04.09.2024, the penalty of ₹10,000 per day imposed on 07.02.2024 was being enhanced to ₹25,000 per day from today till quarterly progress reports are uploaded online.
6. Vide reply dated 02.01.2025, the promoter has informed that on 01.01.2025 QPRs have been uploaded upto March 2021. Completion certificate of the project has been granted by DTCP on 09.02.2021. The Authority on 19.02.2025, directed the promoter to deposit cumulative penalty of ₹54,30,000/- in the registry of the Authority. Order of the Authority dated 19.02.2025 was delivered via registered post on 28.04.2025 and emailed on 28.04.2025.
7. On 07.05.2025, the Authority granted one last opportunity to the respondent to deposit the said penalty before the next date of hearing failing which RERA rate of interest will be charged. A copy of these orders be sent to the promoter through registered post and mail.
8. The orders of the Authority were sent to the promoter through registered post and mail on 06.10.2025 which were delivered by mail on 06.10.2025 and through registered post on 08.10.2025.
9. On 08.10.2025 neither any one appeared nor any reply filed. The Authority after consideration granted one last opportunity to the respondent to deposit the said penalty before the next date of hearing failing which RERA rate of interest will be charged. A copy of these orders be sent to the promoter through registered post and mail.

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10. The orders of the Authority were sent to the promoter through registered post and mail on 19.11.2025 which were delivered by mail on 19.11.2025 and through registered post on 24.11.2025.
11. On 14.01.2026, neither any one appeared nor was any reply filed. The Authority after consideration directed the promoter to deposit the cumulative penalty alongwith interest at the rate prescribed as per Rule 15 of the HRERA Rules, 2017. Also Managing Director/ one of the Directors be personally present on the next date of hearing. A copy of these orders be sent to the promoter through registered post and mail.
12. In compliance of previous direction of the Authority, orders were sent to the respondent on 09.02.2026 and delivered on 13.02.2026 via registered post and on 09.02.2026 via mail.
13. Today, upon examination of the official record, it is observed that the respondent has failed to comply with the preceding orders of the Authority. Notwithstanding the provision of reasonable opportunity and sufficient time afforded to the respondent to ensure compliance, orders remain unfulfilled.
14. 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 RERA Act, 2016 hereby directs the respondent to deposit the penalty amount of ₹54,30,000/- along with prescribed RERA rate of interest as per Rule 15 of the HRERA Rules, 2017. 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.
15. **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