



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (SUO-MOTU) (MONITORING)1837 of 2022

HRERA, Panchkula

.... COMPLAINANT

VERSUS

MG Housing Pvt. Ltd.

....RESPONDENT

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

Date of Hearing: 01.04.2026

Hearing: 13th

Present: None on behalf of the Respondent

ORDER (Parneet S Sachdev-Chairman)

As per Section 11 of RERA Act, 2016 a promoter is obligated to upload the QPRs on the web portal of the Authority.

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."*

2. 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

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Authority that the promoter has failed to fulfill his obligation and did not file any QPRs since grant of registration certificate dated 12.08.2017. 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. 12.08.2017 of the real estate project namely "Anandam Estate" registered vide Registration No. 49 of 2017 dated 12.08.2017 valid upto 30.09.2022. Consequently, a show cause notice for imposition of penalty for violating section 11 was issued on 27.07.2022 for not uploading quarterly progress reports on the web portal of the Authority.

3. On 12.12.2022, the promoter had failed to upload the online QPRs upto the 2nd Quarter of 2022, and no reply had been received on its behalf. Accordingly, the Authority, in exercise of its powers under Section 63 of the RERA Act, 2016, imposed a penalty of ₹1,000/- per day from that date until the QPRs were uploaded online.
3. On 27.02.2023, the cumulative penalty from 12.12.2022 to 27.02.2023 amounted to ₹78,000/-. The respondent was directed to deposit the said amount with the Authority before the next date of hearing and to file the pending QPRs, till which time the penalty of ₹1,000/- per day continued to accrue.
4. On 04.09.2023, none appeared on behalf of the respondent-promoter. The cumulative penalty upto that date amounted to ₹2,66,000/- (₹78,000/- + ₹1,88,000/-). The respondent was directed to deposit the said amount before the next date of hearing and file the pending QPRs, with the penalty of ₹1,000/- per day continuing until the QPRs were uploaded.
5. On 21.11.2023, as the promoter had failed to upload the QPRs despite several opportunities, the penalty of ₹1,000/- per day, imposed on 12.12.2022, was enhanced to ₹10,000/- per day from that date until the QPRs were uploaded online. The Authority further clarified that the enhanced penalty would continue until the QPRs were filed by the promoter.
6. On 21.02.2024, as the promoter had failed to upload the QPRs despite several opportunities, the penalty of ₹10,000/- per day, imposed on 21.11.2023, was enhanced to ₹25,000/- per day from that date until the QPRs were uploaded online. It was further clarified that the enhanced penalty would continue until the QPRs were filed by the promoter.
7. On 05.06.2024, the Authority noted that a penalty of ₹1,000/- per day had been imposed on 12.12.2022 for failure to file the QPRs on the Authority's web portal. The cumulative penalty from 12.12.2022 to 20.11.2023 at ₹1,000/- per day, from 20.11.2023 to 20.02.2024 at ₹10,000/- per day, and from 21.02.2024 to 04.06.2024 at ₹25,000/- per day amounted to ₹38,89,000/-. The promoter was directed to deposit the said amount with the Authority.

The Authority's order was sent to the promoter vide letter dated 20.05.2024, which was delivered on 24.05.2024, and the email was delivered on 30.05.2024. The Authority observed that the respondent had failed to comply with its orders despite several opportunities and directed the Director(s) of the respondent-promoter to appear personally on the next date of hearing and explain their stand. It was further clarified that the penalty



of ₹25,000/- per day would continue until the QPRs were filed. The office was directed to send a copy of the order to the respondent through email and registered post.

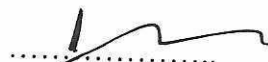
8. On 28.08.2024, the Authority noted that the promoter had filed the online QPRs upto 31.03.2024 on 23.08.2024. The cumulative penalty from 12.12.2022 to 23.08.2024 amounted to ₹58,64,000/-. The promoter was directed to deposit the said amount with the Authority before the next date of hearing. The office was directed to send a copy of the order to the respondent through email and registered post.
9. On 30.07.2025, neither anyone appeared nor was any reply filed on behalf of the respondent. Upon consideration, the Authority directed the promoter to deposit the cumulative penalty of ₹58,64,000/-, for the period from 12.12.2022 to 23.08.2024, along with applicable interest, with the Authority before the next date of hearing.
10. On 08.10.2025, neither anyone appeared nor was any reply filed on behalf of the respondent. Upon consideration, the Authority granted the respondent one last opportunity to deposit the cumulative penalty of ₹58,64,000/-, for the period from 12.12.2022 to 23.08.2024, along with applicable interest, with the Authority before the next date of hearing.
11. On 14.01.2026, neither anyone appeared nor any reply was filed. After consideration, the Authority granted one final opportunity to the respondent to deposit the cumulative penalty (from 12.12.2022 till 23.08.2024) amounting to ₹58,64,000/- along with interest in the registry of Authority before the next date of hearing.
12. 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.
13. 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 ₹58,64,000/- 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.
14. **Disposed of.** File be consigned to record room after uploading of these orders.



Dr. Geeta Rathee Singh
Member



Nadim Akhtar
Member



Parneet S Sachdev
Chairman