



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (Suo-motu) 1812 of 2022

HRERA, Panchkula

...COMPLAINANT

VERSUS

T.G. Buildwell Pvt. Ltd.

....RESPONDENT

CORAM:

Parneet S Sachdev

Chairman

Dr. Geeta Rathee Singh

Member

Date of Hearing: 25.03.2026

Hearing: 10th

Present: None

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."

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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 Authority that the promoter has failed to fulfill his obligation and did not file any QPRs since grant of registration certificate dated 28.11.2017. 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. 28.11.2017 of the real estate project registered vide Registration No. 372 of 2017 dated 28.11.2017 valid upto 28.08.2022. Consequently, a show cause notice for imposition of penalty for violating section 11 was issued on 04.08.2022 for not uploading quarterly progress reports on the web portal of the Authority.
3. On 17.04.2023, Authority imposed a penalty of ₹1,000/- per day till the Quarterly Progress Reports are uploaded online.
4. On 17.07.2023, the cumulative penalty imposed upon the respondent was calculated at ₹92,000/-. The respondent was directed to deposit the said amount before the next date of hearing. The respondent was further directed to file the Quarterly Progress Reports (QPRs), and the penalty of ₹1,000/- per day was decided to be continued to accrue until compliance.
5. On 07.02.2024, the cumulative penalty was calculated at ₹2,96,000/-. The respondent was further directed to file the Quarterly Progress Reports (QPRs), failing which the penalty of ₹1,000/- per day was directed to continue to accrue until compliance. The promoter was also directed to show cause as to why penalty under Section 61 read with Sections 63 and 60 of the Real Estate (Regulation and Development) Act, 2016, should not be imposed for contravention of the provisions of the Act and for non-compliance with the orders of the Authority.
6. On 10.07.2024, the cumulative penalty worked out to ₹4,51,000/-. As the promoter had failed to upload the QPRs despite the directions of the Authority, the penalty of ₹1,000/- per day imposed vide order dated 17.04.2023 was enhanced to ₹5,000/- per day with effect from 10.07.2024 and was directed to continue until the quarterly progress reports were duly uploaded online. It was further made clear that the penalty of ₹5,000/- per day would continue to accrue until the date on which the quarterly progress reports were filed by the promoter.
7. On 19.02.2025, the Authority observed that the promoter had filed the QPRs up to 31.12.2024 on 03.01.2025. Since the QPRs up to June 2022 had been uploaded on 23.12.2024, the cumulative penalty from 17.04.2023 to 22.12.2024 worked out to ₹12,80,000/-.

The Authority directed the respondent to submit its reply within ten days from the date of uploading of the order and to deposit the aforesaid penalty of ₹12,80,000/- with the Registry of the Authority before the next date of hearing.

8. On 07.05.2025, no reply was received from the promoter nor the penalty amount deposited. The Authority therefore granted one last opportunity to the respondent to file reply and to deposit the said penalty before the next date of hearing and apply for extension of registration of project failing which RERA rate of interest will be charged.
9. The matter was last heard on 07.01.2026 wherein the Authority directed the respondent to submit the cumulative penalty amounting to ₹12,80,000/- one week before the next date of hearing.
10. 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, the respondent vide reply dated 06.01.2026, prayed to keep the current proceedings in abeyance, citing the pendency of Appeal No. 1222 of 2025 before the Hon'ble Real Estate Appellate Tribunal. 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.
11. 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 ₹12,80,000/-. 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.
12. **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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Parneet S Sachdev
Chairman