



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1763 of 2023

HRERA, Panchkula

....COMPLAINANT

VERSUS

M/s Pushprattan Developers Private Limited.

....RESPONDENT

CORAM:	Nadim Akhtar	Member
	Dr. Geeta Rathee Singh	Member
	Chander Shekhar	Member

Date of Hearing: 26.08.2026

Hearing: 14th

Present: Adv. Anjanpreet, proxy counsel on behalf of respondent.

Order: Nadim Akhtar (Member)

This Suo-motu complaint relates to the project namely; "BLOSSOM PARK AT PARADISE GREENS" an affordable residential plotted colony on land measuring 5.637 acres situated in Sector -63, Village Nangal Kalan Tehsil Rai Sonipat registered vide Registration No. HRERA-PKL-SNP-157-2019 dated 24.09.2019 valid upto 31.12.2021. Notice under Section 35 of the Act was issued to the promoter for non-submission of following information/documents in the said project: -

i) Since, the registration granted by the Authority cited above lapsed on 31.12.2021. You have neither applied for further extension of registration of the project as required under Section-6 of Real Estate (Regulation &

Development) Act, 2016 nor submitted any information/documents showing that project stands completed or part completion/completion certificate has been granted by the competent Authority within time period of registration.

ii) It has also been observed that you have failed to fulfil your obligations U/s 11 of the RERA Act as:

- i. You are not uploading quarterly progress reports of above-mentioned project regularly, the quarterly progress reports have been submitted upto 31.03.2023, (A Suo Motu complaint no. 1967 of 2022 is already pending in this regard on which a penalty of Rs. 29,000 has been imposed. The matter is now listed for hearing on 20.11.2023). You are hereby directed to submit all quarterly progress reports upto the last quarter.
- ii. Approved copies of Service Plan/Estimates have not been submitted.
- iii. Duly approved building plans in respect of commercial pocket measuring 0.114 Acres have not been submitted.
- iv. NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt of India before execution of development works at site have not been submitted

2. Thereafter, the matter was considered on various dates of which orders are available on the web portal of the Authority.

3. When the matter was taken up by the Authority on 12.11.2025, neither anyone appeared on behalf of the respondent nor any reply filed. The Authority granted one more opportunity to the respondent to submit reply with a direction to deposit the penalty of ₹7 lacs before the next date of hearing failing which interest as per Rule 15 of the HRERA Rules 2017 shall be imposed. A copy of these proceedings were sent to the respondent through mail which were delivered on 01.12.2025 and through registered post on the last known address of respondent promoter which were returned back on 08.12.2025 with the remarks that "no such person in the address". Since the respondent promoter has failed to update address as mentioned in the RC issued to him, hence copy of proceedings are deemed to have been conveyed to the respondent promoter.

4. On 04.02.2026, neither anyone appeared on behalf of the respondent nor any reply filed. A number of opportunities have already been granted to the respondent but he has not fulfilled its obligations under RERA Act by not replying to the show cause notice dated 03.08.2023. Therefore, the Authority directed the office to issue a show cause notice to the respondent under Section 7 of the RERA Act, 2016.
5. In view of the above, show cause notice dated 03.04.2026 was issued to the respondent which was delivered through mail on 03.04.2026 and registered post which was returned back undelivered on 13.04.2026.
6. On 22.04.2026, Adv. Tarun Ranga appearing on behalf of respondent sought some time to comply with the directions of the Authority. Accepting the request of counsel, the Authority decided to adjourn the matter.
7. On 01.07.2026, Adv. Shubhmit Hans appearing on behalf of respondent informed that they are filing their vakalatnama alongwith the application for waiver/reduction of the penalty and cost imposed in the registry of the Authority today itself i.e., 01.07.2026. After consideration, the vakalatnama was taken on record and application for reduction of penalty was rejected. The respondent was therefore directed to make the compliances, apply for extension and deposit the penalties before the next date of hearing.
8. On the last date of hearing i.e., 12.08.2026, Adv. Anjanpreet appearing on behalf of the respondents sought a short accommodation to make above compliances.
9. Today also Adv. Anjanpreet appearing on behalf of promoter sought time to comply with the orders of the Authority. However, since adequate opportunity has already been granted to the respondent to comply with the above orders, therefore, the Authority decides to revoke the said registration granted to the respondent. The registration granted to the respondent be transferred to the list of defaulter/cancelled projects. Further, 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 earlier imposed penalty of ₹ 7lacs alongwith interest as per Rule 15 of 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. Since the registration in this case has been revoked therefore, the promoter shall not advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be. I.d. Deputy Commissioner be informed in this regard and public notice informing the general public be issued

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



Chander Shekhar
Member



Dr. Geeta Rathee Singh
Member



Nadim Akhtar
Member