



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1815 of 2022

HRERA, Panchkula

.... COMPLAINANT

VERSUS

Uday Bhan

....RESPONDENT

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

Date of Hearing: 01.04.2026

Hearing: 9th

Present: Adv. Akshat Mittal, Ld. counsel for 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;*

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(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 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 registered vide Registration No. 52 of 2017 dated 12.08.2017 valid upto 15.03.2022. 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.
4. On 12.12.2022, The Authority decided to grant some time to the promoter to submit the pending Quarterly Progress Reports (QPRs) before the next date of hearing, failing which a penalty of ₹1,000/- per day would be imposed for the period of default. The promoter was further directed to submit an application in the office for issuance of the user ID and password, so that the same could be provided to him for uploading the QPRs.
5. On 27.02.2023, the Authority observed that the promoter had failed to file the QPRs online up to the 2nd Quarter of 2022 and, accordingly, imposed a penalty of ₹1,000/- per day from that date until the QPRs were uploaded online.
6. On 04.12.2023, the Authority observed that the cumulative penalty from 27.02.2023 to 04.12.2023 amounted to ₹ 2,81,000/-. The respondent was directed to deposit the said amount in the Registry of the Authority and to file the pending QPRs, failing which the penalty of ₹1,000/- per day would continue until compliance.
7. On 13.03.2024, the Authority observed that despite service of the orders, none appeared on behalf of the respondent, nor had any reply been received. The cumulative penalty from 27.02.2023 to 13.03.2024 amounted to ₹3,80,000/-. The respondent was directed to deposit the said amount in the Registry of the Authority. As the promoter had failed to upload the QPRs despite repeated opportunities, the penalty of ₹1,000/- per day imposed on 27.02.2023 was enhanced to ₹5,000/- per day with effect from 13.03.2024 until the QPRs were uploaded online.

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8. On 05.02.2025, neither anyone appeared nor was any reply filed on behalf of the promoter. The cumulative penalty for non-filing of QPRs up to the 2nd Quarter of 2022 amounted to ₹ 20,25,000/- for the period from 27.02.2023 to 05.02.2025. The promoter was directed to deposit the said amount before the next date of hearing. In view of continued non-compliance despite repeated opportunities, the penalty of ₹5,000/- per day imposed on 13.03.2024 was enhanced to ₹10,000/- per day with effect from 05.02.2025 until the QPRs were uploaded online.
9. On 30.07.2025, Adv. Akshat Mittal appeared on behalf of the respondent and submitted that the QPRs had been filed on 16.04.2025. However, the penalty remained unpaid. The Authority directed the promoter to deposit the cumulative penalty of ₹ 20,25,000/- for the period from 27.02.2023 to 05.02.2025 and ₹6,90,000/- for the period from 05.02.2025 to 15.04.2025. The respondent was directed to deposit the said penalty in the Registry of the Authority at least one week before the next date of hearing, failing which RERA rate of interest would be imposed.
10. On 08.10.2025, Adv. Arnav Mittal appeared for the promoter and submitted that an appeal had been filed before the Hon'ble Haryana Real Estate Appellate Tribunal against the order dated 30.07.2025. The Authority observed that mere filing of an appeal did not stay the proceedings and directed the respondent to deposit ₹27,15,000/- towards the cumulative penalty, along with interest at the RERA rate under Rule 15. The respondent was further directed to submit the Completion Certificate at least one week before the next date of hearing.
12. On 14.01.2026, counsel appearing on behalf of the respondent submitted that the appeal is still pending before the Hon'ble HREAT and was listed for 21.01.2026. Since no stay has been granted by the Hon'ble HREAT, the promoter was directed to deposit the cumulative penalty from 27.02.2023 till 05.02.2025 which works out to ₹20,25,000/- alongwith the penalty from 05.02.2025 till 15.04.2025 which works out to ₹6,90,000/- along with RERA rate of interest as per rule 15. Furthermore, the respondent was directed to submit Completion Certificate of the project in the registry of the Authority at least one week before the next date of hearing.
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. Whereas, Ld. counsel for the respondent appeared and submitted 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 21.05.2026. Authority observes that mere pendency of an appeal does not automatically operate as a stay on the proceedings. It is further noted

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that no interim stay or restrictive order has been passed by the Hon'ble Appellate Tribunal in the aforementioned appeal.

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 RERD Act, 2016 hereby directs the respondent to deposit the penalty amount of ₹27,15,000/- (from 27.02.2023 till 05.02.2025 which works out to ₹20,25,000/- and from 05.02.2025 till 15.04.2025 which works out to ₹6,90,000/-) 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