HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1766 of 2022

HRERA, Panchkula

.... COMPLAINANT

VERSUS

CHD DEVELOPERS LTD.

.... RESPONDENT

CORAM: **Nadim Akhtar** **Member**

Dr. Geeta Rathee Singh **Member**

Date of Hearing: 30.09.2026

Hearing No: 15th

Present: Adv. Mohit Uppal appeared on behalf of the IRP

Order: (Nadim Akhtar- Member)

1. This suo-motu complaint was registered against the respondent for not uploading quarterly progress reports of a residential plotted colony registered vide Registration No. HRERA-PKL-33-2017 dated 07.08.2017 valid upto 14.05.2022.
2. On 25.04.2023, a penalty of ₹1,000/- per day was imposed, for not filing quarterly progress reports on web portal of Authority. The cumulative penalty from 25.04.2023 till 29.10.2023 (₹ 1,000/day) and from 30.10.2023 to

20.02.2024 (₹10,000/day) and from 21.02.2024 to 12.06.2024(25,000/day) amounts to ₹1,88,000/- + ₹ 11,14,000/- + ₹28,25,000/- = ₹ 41,27,000/-. The promoter was directed to deposit the said amount in the registry of the Authority.

3. On 03.12.2025, none appeared on behalf of the respondent nor the cumulative penalty amounting to ₹ 1,53,52,000/- has been deposited. Since substantial period has elapsed without compliance of the aforesaid directions, and despite the imposition of penalties, no compliance has been made by the respondent, accordingly, in light of the persistent non-compliance, this Authority decides to issue a show cause notice under Section 7(2) of The Real Estate (Regulation and Development) Act, 2016 and call upon the promoter to furnish the following information within 7 days from the issuance of the notice;

a) The total amount so far collected/realized from the allottees.
b) Allottee-wise schedule of payment received.
c) Amount of work done so far at the site with photographs.
d) Percentage of physical progress achieved with certificate of civil engineer.
e) Land cost of the project and proportionate land cost of a percentage of physical progress with documentary proof.
f) The details of the Bank Accounts where the amount realized from allottees has been deposited/received.
g) The withdrawals from the separate RERA Account where 70% of the amount to be realized from allottees is mandatory to be deposited with documentary proof.
h) The proof of having withdrawn from the separate account after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project duly certified with bank.
i) The details of the balance available in the separate RERA Account and whether it is the remaining amount in the separate RERA Account out of seventy percent of the total amount realized from the allottees after withdrawals as per provisions of section 4(2)(l)(D).
j) Certificate of the Chartered Accountant that amounts collected for this project and the withdrawals have been in compliance with the proportion to the percentage of completion of the project.

k) Wherever there has been deviation/variation from the provisions of section 4(2)(I)(D) and the explanation relating to the same.

l) Copy of documents submitted to Director Town & Country Planning, Haryana in compliance with Rule 24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976.

4. On 25.02.2026, neither anyone appeared nor any reply filed. The Authority directed the office to issue show cause notice under Section 7(2) of the RERA Act as directed on the last date of hearing, i.e., 03.12.2025. The Authority also granted last opportunity to the Promoter to upload QPRs and deposit the said penalty. However the same could not be issued to the promoter.

5. On 06.05.2026, the Authority after consideration again directed the office to issue show cause notice under Section 7(2) of the RERA Act, 2016. The Authority also granted last opportunity to the Promoter to upload QPRs and deposit the said penalty atleast one week before the next date of hearing. A Show cause notice was sent to the IRP through registered post and e-mail on 24.07.2026 which was delivered through e-mail on 24.07.2026.

6. On the last date of hearing, i.e, 29.07.2026, neither anyone appeared nor any reply filed. The Authority observed that since 30 days have not lapsed since the issuance of the show-cause notice therefore, the Authority granted last opportunity to file reply as per timelines given in the show cause notice dated 24.07.2026 failing which recovery proceedings as per law shall be initiated.

7. Today, Adv. Mohit Uppal appeared on behalf of the IRP and requested for one more opportunity to comply with the orders of the Authority. The Authority acceding to the request of the counsel decided to grant one last opportunity to the IRP to comply with the orders of the Authority and deposit the cumulative penalty amounting to ₹2,51,52,000/- till date before the next date of hearing. It is made clear that penalty of ₹25,000/- per day shall continue till the date quarterly progress reports are filed by promoter.

8. Adjourned to **25.11.2026.**

Dr. Geeta Rathee Singh
Member

Nadim Akhtar
Member

Haryana Real Estate Regulatory Authority
सत्यमेव जयते
Panchkula