HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO: 1710 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: 16th

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 project namely "CHD Spring Valley" registered vide Registration No. HRERA-PKL-KNL-101-2019 dated 18.03.2019 valid upto 30.09.2024.
2. On 05.07.2023, Authority decided to impose a penalty of ₹1000/- per day till the quarterly progress reports are uploaded online. On 18.12.2023, the Authority enhanced the penalty to ₹10,000/- per day and to ₹ 25,000 per day on 24.04.2024.
3. On 23.10.2024, cumulative penalty worked out to ₹ 60,21,000/- and cost of ₹1 lac was imposed for non-appearance as directed on 23.10.2024. The orders dated 23.10.2024 were delivered to the promoter on 13.02.2025 via registered post.

4. On 12.11.2025, Adv. Rachit Ranjan appeared before the Authority. However, the cumulative penalty imposed vide order dated 06.08.2025 has neither been deposited with the Authority nor have the QPRs been uploaded. 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 decided 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h) The proof of having withdrawn from the separate account after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to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.

5. On 04.02.2026, no one appeared on behalf of the respondent. The Authority observed that the show cause notice could not be issued in adherence to the directions of the Authority vide order dated 12.11.2025 therefore after due consideration, this Authority directed the office to issue a show-cause notice under Section 7 of the RE(RD) Act, 2016, calling upon the promoter/IRP to justify as to why their registration should not be revoked. Accordingly, the Authority calls upon the promoter/IRP to furnish the above-mentioned information sought by the Authority vide order dated 12.11.2025 within 30 days from the issuance of the notice.
6. The office has informed that inadvertently the said show cause notice could not be issued to the respondent promoter.
7. On the last date of hearing, i.e., 22.04.2026, the Authority again directed the office to issue show cause notice under Section 7 of the Real Estate (Regulation & Development) Act, 2016 as to why Registration No. HRERA-PKL-KNL-101-2019 dated 18.03.2019 may not be revoked and call upon the promoter to furnish the above-mentioned information. In compliance of the above, show-cause notice dated 08.09.2026 was sent to the IRP 09.09.2026 which was delivered via registered post on 14.09.2026.
8. 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 ₹2,37,46,000/- 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.

9. **Adjourned to 25.11.2026**

Dr. Geeta Rathee Singh
Member

Nadim Akhtar
Member