HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO: (SUO MOTU) 1765 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: 13th

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 an affordable plotted colony registered vide Registration No. HRERA-PKL-176-2017 dated 31.08.2017 valid upto 14.05.2022.
2. As per provisions of Section-11 of the Real Estate (Regulation & Development) Act, 2016 (hereinafter referred as RERD Act, 2016) read with Rule-14(vii)(d) of the Haryana Real Estate (Regulation &Development) Rules, 2017, promoters of registered real estate projects are required to upload

quarterly progress reports on the web portal of Authority within 15 days of the expiry of each quarter.

3. It has been observed that promoter is not uploading the quarterly progress reports of above-mentioned project, thus, violating provisions of Section-11 of the RERD Act, 2016 and Rule-14(vii)(d) of the Haryana Real Estate (Regulation & Development) Rules, 2017.

4. In view of aforesaid, show-cause notice dated 03.08.2022 was issued to the promoter wherein the promoter was directed to submit online quarterly progress reports up to 2nd quarter of the year 2022 within a period of 30 days on the website of the Authority, failing which promoter will be liable for penal action U/s 63 of the RERD Act, 2016.

5. On 05.02.2025, the Authority was of the view that Mr. Rajesh Kumar Parekh (IRP) should comply with the directions of the Authority as mentioned in the show cause notice dated 03.08.2022. Total cumulative penalty worked out to ₹1,01,03,000/-. The Authority directed the office to send a copy of this order and show cause notice dated 03.08.2022 to Mr. Rajesh Kumar Parekh via registered post and e-mail. Order was sent to the promoter on 21.07.2025 which was returned back due to 'addressee left without instructions', however the same was delivered on 29.07.2025 via mail. This suo motu was adjourned to 30.07.2025 by the Authority via orders dated 23.04.2025.

6. On 30.07.2025, no one appeared and QPRs were also not filed by the promoter. Total cumulative penalty works out to ₹1,44,78,000/-. The said amount was directed to be deposited in the registry of the Authority along with cost of 1 lac imposed on 04.09.2024 and A-H Form of the project be submitted in the Authority before the next date of hearing. It was also made clear that penalty of ₹25,000/- per day shall continue till the date quarterly progress reports are filed by promoter.

7. On 29.10.2025, no one appeared and QPRs have not been filed by the promoter. Total cumulative penalty as on the date of this proceeding works out to ₹1,67,78, 000/-.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.

8. In view of above, Authority directed the promoter to submit A-H Form of the Project and deposit the said cumulative penalty of ₹1,67,78,000/- before the next date of hearing.

   Since, the show cause notice was not issued by the office, it was again directed to issue a show cause notice under Section 7(2) of the RERD Act, 2016 and call upon the promoter to furnish the above-mentioned information.

9. A Show cause notice was sent to the promoter through registered post and e-mail on 21.07.2026 which was delivered through e-mail on 21.07.2026.

10. On the last date of hearing, i.e. 22.07.2026, 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 show cause notice dated 21.07.2026 failing which recovery proceedings as per law shall be initiated.

11. 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 ₹2,51,78,000/- 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.

12. Adjourned to **25.11.2026.**

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Dr. Geeta Rathee Singh
Member

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Nadim Akhtar
Member

Haryana Real Estate Regulatory Authority
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