HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1081 of 2020

HRERA, Panchkula ....COMPLAINANT

VERSUS

Parsvnath Develppers Ltd. ....RESPONDENT

CORAM: **Rajan Gupta** **Chairman**
Anil Kumar Panwar **Member**
Dilbag Singh Sihag **Member**

Date of Hearing: 04.11.2020

Hearing: 1st

Present: - None

ORDER (Rajan Gupta – Chairman)

This project was registered vide Registration No. 132 of 2017 dated 28.08.2017. Date of completion declared therein was 31.12.2019. Having not received any intimation from the promoters about the stage of completion, this Authority had instituted the captioned Suo Motu Complaint No. 1081 of 2020.

2. Reply has now been received from the promoters stating that they will file an application for extension of the registration. They also stated that six towers were to be constructed in the project out of which construction work has commenced in three towers. Construction of remaining three towers is yet to be commenced. Even on the two towers under construction only structural work of five floors has taken place.

3. In brief, the position is that at present the project is far from complete. It is an ongoing project in which 271 apartments have been sold out of 392 total apartments proposed to be constructed. It appears that even after extension of time on account of Covid-19 situation, the project may not be completed in time.

4. Keeping in view the above facts, the Authority decides as follows: -

i) The promoters are prohibited from alienating any more apartments till further orders of this Authority.

ii) On the next date of hearing, a senior representative of the company shall appear before the Authority and declare their action plan for completion of the project and the funds available with them for this purpose.

iii) Since the project appears to be in a serious difficulty, in case, the promoters are not able to satisfy the Authority about likelihood of completion of the project, the Authority may explore possibility of getting the project completed through the Association of allottees or by any other means.

iv) Simultaneously, the Authority directs the Director, Town and Country Planning Department to get the project inspected through the local DTP. In case, they find that promoters have violated the conditions of the license, then they may consider taking it over and

complete at their own level in accordance with the amended Section-8 of the Urban Development Act.

5. Adjourned to **15.12.2020**.

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RAJAN GUPTA
[CHAIRMAN]

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ANIL KUMAR PANWAR
[MEMBER]

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DILBAG SINGH SIHAG
[MEMBER]