



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1083 of 2020

HRERA, Panchkula

....COMPLAINANT

VERSUS

Forteasia Realty Pvt. Ltd.

....RESPONDENT

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

**Chairman
Member
Member**

Date of Hearing: 15.12.2020

Hearing: 2nd

Present: -Ms. Ritu Gupta, on behalf of the respondent.

ORDER (Rajan Gupta – Chairman)

This suo-motu complaint was registered in respect of commercial site measuring 1.098 acres situated in Rohtak, registered by Authority vide Registration certificate no. 63 of 2018 dated 26.10.2018 which lapsed on 31.12.2019.

2. The matter was previously heard on 04.11.2020 when the Authority was informed that the commercial site in question was purchased by the respondent from the promoter of the colony measuring 111.62 acres i.e. M/s Omaxe Ltd.

Further, Ms. Ritu Gupta informed that the project was complete and they had applied for occupation certificate on 20.11.2019 but the department was refusing to grant occupation certificate due to non-renewal of licence granted to M/s Omaxe Ltd for development of larger colony measuring 111.62 acres.

Considering the contentions of M/s Ritu Gupta, the Authority observed that since M/s Forteasia Reality Ltd is an allottee in the larger project, grant of Occupation Certificate to their completed project could not and should not be dependent upon renewal of licence of M/s Omaxe.

The promoter has submitted a copy of application dated 20.11.2019 filed by respondent to DTCP for grant of completion certificate in respect of the commercial pocket. A reply from the office of DTCP has also been received informing that as per report from STP, Sonipat no such application for occupation certificate is pending.

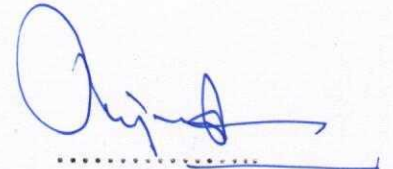
3. Clarifying the above issue, M/s Ritu Gupta, appearing via video conferencing explained that the said commercial site consists of plots and respondent has sold SCOs in the said site, therefore, the only requirement is of completion certificate which has already been applied on 20.11.2019. Statement of M/s Ritu Gupta has been recorded and relying upon the same, the Authority is of the view that since the respondent had applied for completion well before the expiry of registration certificate and no objection has been received from DTCP till



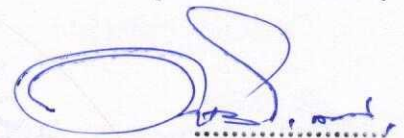
date, the respondent is not required to apply for extension of the Registration.

Notice is therefore discharged File be consigned to the record room.

5. **Disposed off** accordingly.



RAJAN GUPTA
[CHAIRMAN]



ANIL KUMAR PANWAR
[MEMBER]



DILBAG SINGH SIHAG
[MEMBER]