HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1081 of 2020

HRERA, Panchkula ....COMPLAINANT

VERSUS

Parsvnath Developers Ltd. ....RESPONDENT

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

Date of Hearing: 15.12.2020

Hearing: 2nd

Present: - Sh. Bharat Bhushan, Additional Vice President of the respondent company through video conferencing.

ORDER (Rajan Gupta – Chairman)

This suo-motu complaint was registered in respect of registration certificate no. 132 of 2017 dated 28.08.2017 granted in respect of a group housing project namely "Parsvnath Preston" measuring 6.73 acres which expired on 31.12.2019.

2. the matter was previously heard on 04.11.2020 when the Authority had observed as follows:

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".

3. Today, Sh. Bharat Bhushan not only failed to declare any action plan for completion of the project but even failed to convince the Authority about financial capability of the promoters to complete the project.

4. The Authority, in its previous orders have already expressed its views that the project is far from completion and accordingly other options for completion may be explored i.e. either to get it completed by handing it over to the association of the allottees or by getting it taken over by the Town and Country Planning Department.

5. After further consideration, the Authority decides as follows:

a. Since the promoter has not shown any convincing action plan in respect of this project, the promoter seems to be incapable to complete the project in time.

b. Public notice be issued in daily newspaper for obtaining views of the association of allottees for taking over of the project and

completing it at their own level. Said notice shall also be uploaded on the website of the Authority as well as be got pasted/chaspa at the site by the local DTP.

c. Director General, Town and Country Planning should also be asked to take over this project so that the interests of the allottees could be protected.

d. The promoter should also submit a list of all the allottees alongwith their addresses and statement of accounts showing the amount deposited by each allottee.

6. Adjourned to **24.02.2021**.

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RAJAN GUPTA
[CHAIRMAN]

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ANIL KUMAR PANWAR
[MEMBER]

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DILBAG SINGH SIHAG
[MEMBER]