

**HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA**

**Complaint No. : 1170/2018
Hearing : 1st
Date of hearing : 17.01.2019**

HRERA, Panchkula

....Complainant

Versus

Stanza Developers & Infrastructure Pvt. Ltd.

....Respondent

CORAM :

Sh. Rajan Gupta, Hon'ble Chairman
Sh. Dilbag Singh Sihag , Member

APPEARANCE : Sh. Shobhit Phutela and Sh. Shubhnit Hans, Counsels for
the respondent.

ORDER: 1. A suo – moto complaint was registered u/s 35 of the
RERA Act,2016 against the respondent company with
respect to license No. 997 of 2006 dated 16.06.2006 by
mentioning that out of the total licensed area measuring
10.01 Acres for setting up of a group housing colony, the
promoter had obtained registration for land measuring
4.36 Acres whereas there is no document to ascertain
whether registration has been granted for the remaining
area of 5.65 Acres.


2. Ld. Counsels for the developer company informed that
the project is being developed in three phases. The first
phase comprises of 2.37 acres in respect of which
occupation certificate has already been obtained on
27.07.2016. The second phase comprises of 4.36 acres
which is already registered with this Authority. The third

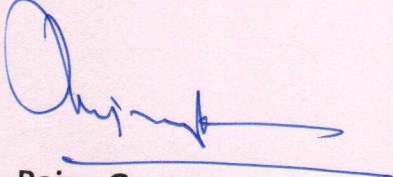


phase comprises of 3.28 acres which is yet to be launched.
No development works have been executed

at site in the third phase. The building plans have also not
been approved nor any advertisement for its sale has ever
been issued by the developer.

3. In view of the foregoing submissions, the Authority
directed the promoter to get the third phase register
before the same is advertised/marketed/booked or sold.
This matter accordingly stands disposed off.


Dilbag Singh Sihag
Member


Rajan Gupta
Chairman