



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1162 OF 2021

HRERA, Panchkula

....COMPLAINANT

VERSUS

Propex Realty Services Ltd.

....RESPONDENT

CORAM: Parneet S Sachdev
Nadim Akhtar
Dr. Geeta Rathee Singh
Chander Shekhar

Chairman
Member
Member
Member

Date of Hearing: 10.01.2024

Hearing: 10th

Present: - Sh.Jyoti Sidana (Representative) of the Respondent.

ORDER (Parneet S Sachdev – Chairman)

Present suo-motu complaint was registered against the respondent promoter for neither completing the project within the timelines declared u/s 4(2)(1)(c) at the time of seeking registration nor applying for extension of registered project namely “Propex City” – a residential plotted colony on land measuring 6.00 acres situated in

Sector 8, Palwal, Haryana registered vide Registration No. HRERA-PKL-PWL-122-2019 dated 28.11.2017 valid upto 30.11.2020. While granting first extension of the project upto 31.08.2022, the Authority decided to monitor the progress of the project.

2. On 26.12.2022, Authority observed that though the promoter had applied for grant of Completion Certificate on 03.03.2022 but the registration stood lapsed, therefore, directed the promoter not to sell any unsold inventory or create any third party rights in the project till extension is granted.
3. On 11.07.2023, the Authority directed the promoter to show cause as to why registration may not be revoked U/s 7 of the RERA Act, 2016 and penalty proceedings U/s 61 read with Section 63 be not initiated for contravention of the provisions of the Act and not complying with the orders of the Authority.
4. On 30.10.2023, the Authority granted one last opportunity to the respondent to comply with the orders failing which it will be constrained to impose a penalty of Rs. 5 Lac U/s 60 and 61 read with Section 63 for contravention of the provisions of the Act and not complying with the orders of the Authority.
5. Vide Reply dated 08.01.2024, the respondent promoter has informed that :



- i. The project "Propex City" is completed in all respects and Completion Certificate granted by Department of Town & Country Planning, Haryana on 27.06.2023 .
- ii. Department of Town & Country Planning, Haryana has approved Service Plan/Estimate of project vide Memo dated 11.01.2022.
- iii. The thought that the application for extension is not required after the submission of application for grant of completion certificate.
- iv. The respondent requested the Authority to withdraw the earlier orders as they have applied for Extension of Registration .

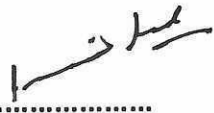
5. Today ,Sh. Jyoti Sidana (Representative) appeared on behalf of the promoter and submitted that the promoter has applied for extension of registration on 08.01.2024. The Authority is of the view that although the promoter has now applied for extension but the registration had already expired on 31.08.2022. The reply of the respondent promoter that they had applied for completion and do not require extension is not justified as 'Ignorance of law is not an excuse'.

The Authority hereby imposes a penalty of Rs. 5 Lac (Rupees Five Lacs only)U/s 60 and 61 read with Section 63 for contravention of the provisions of the Act and not complying with the orders of the Authority. The Promoter should also deposit the said amount in the registry before the next date of hearing.



Further, the office is directed to send copy of this order to respondent promoter through registered post.

5. Adjourned to. 28.02.2024.

			
Chander Shekhar	Dr. Geeta Rathee Singh	Nadim Akhtar	Parneet S Sachdev
Member	Member	Member	Chairman