



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 138 OF 2023

KLJ Developers Private Limited

....COMPLAINANT

VERSUS

Haryana Shehri Vikas Pradhikaran
through its Chief Administrator

....RESPONDENT(S)

CORAM: Dr. Geeta Rathee Singh
Nadim Akhtar

Member
Member

Date of Hearing: 08.08.2023

Hearing: 5th

Present: Mr. Ashish Chopra, Id. Counsel for the complainant through VC.
Mr. Arvind Seth, Id. Counsel for the respondent through VC.

ORDER (NADIM AKHTAR – MEMBER)

1. Vide orders dated 15.03.2023, following directions was passed to the respondent. The relevant part of the said order has been reproduced below:-

Considering the submissions of both the parties and perusal of record, Authority observes that vide order dated 18.01.2023, Authority has ordered the respondent not to cancel the allotment of the plot or impose penalty/ fine on the complainant for non-payment of the amount till the appropriate directions are given by this Authority. However, respondent has cancelled one of the plots of the

complainant without any direction of the Authority which is a clear violation of the order of this Authority. Therefore, respondent is directed to restore the cancelled plot of the complainant. Complainant is further directed to submit his written submissions along with proof of payments made in respect of all the plots by the next date of hearing.

Learned counsel for the respondent is further directed to fix a date for handing over the physical possession to the complainant in respect of all the plots.

2. Today, Id. Counsel for the complainant apprised the Authority that the respondent has not complied with the orders dated 15.03.2023 of the Authority and has not restored the cancelled plot of the complainant till date. He further stated that without said restoration of the plot, complainant is unable to pay the outstanding principal amount due to non-opening of online portal of respondent to make payment. However, complainant is ready and willing to pay the outstanding amount as soon the online portal of respondent gets open. Further he sought some time to file rejoinder.

3. Therefore, taking cognizance of non-compliance of orders dated 15.03.2023 of the Authority by the respondent, the Authority hereby issues a show cause notice as to why penal action may not be initiated under Section-63 of the RERA Act, 2016 for failure to comply with the orders of the Authority. Further, Authority is of the view that since complainant is ready and willing to pay the outstanding amount, respondent (HSVP) is hereby directed to open the portal and restore the cancellation of plot of the complainant. As soon the online



portal of HSVP gets opened, complainant is directed to make the payment of outstanding amount in next 7 days to get restoration of the cancelled allotment by HSVP. Authority also directs complainant to file rejoinder, if any, within next 4 weeks with an advance copy supplied to opposite party.

4. Cases is adjourned to 17.10.2023.


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Dr. GEETA RATHEE SINGH
[MEMBER]


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NADIM AKHTAR
[MEMBER]