



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NOS. 1405,1414,1418,1419 & 1420 of 2018

HRERA, Panchkula

....COMPLAINANT(S)

VERSUS

SRS Real Estate

....RESPONDENT(S)

**CORAM: Rajan Gupta
Dilbag Singh Sihag**

**Chairman
Member**

Date of Hearing: 02.05.2019

Hearing: 3rd

Present: - None Present on behalf of respondent.

ORDER (Rajan Gupta- Chairman)

1. The captioned matters were earlier listed for hearing on 05.03.2019 & 09.04.2019 when it had been observed that the respondent has neither filed reply nor has appeared before the Authority. Notices have been duly

served upon the promoters through the Jail Superintendent, Neemka Jail, Faridabad on 30.03.2019. A last opportunity is granted to them for filing reply, otherwise, advance inference will be drawn against them, which inter-alia will entail liability for penal action under Section 59 of the Real Estate (Regulations and Development) Act, 2016.

2. Today again neither a reply has been filed nor any representative has appeared on behalf of the respondents.

3. The Authority took a note of the fact that large number of complaints have been received against the respondents/developers of this project. One of the projects of the same promoter situated at Palwal has been taken over by the State Government for having defaulted in the payment of EDC and license fee etc. In some of the complaints against the same developers, it has been observed that the promoters are in jail in multiple civil and criminal proceedings against them.

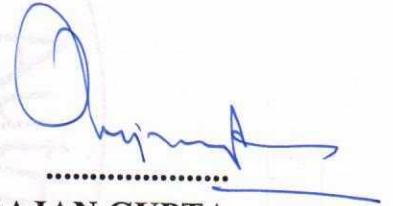
4. After consideration of the matter, Authority observes as follows:-

- i) This is a project which has partially been developed and also partially sold. As such, it falls within the definition of "Ongoing Project" thus, liable for registration with the Authority as per Section-3 of the RERA Act. For having not done so, respondents/developers have violated the provisions of said

Section-3 of the act. The Authority decides to issue a Show Case Notice to the respondents as to why a penalty upto 10% of the cost of the project be not imposed upon them.

ii) For the reasons stated in Para (i) above, the respondents/developers are hereby debarred from selling whole or any part of the project without obtaining clearance from this Authority or without getting it registered. This action is necessary to protect the interest of existing as well as future allottees of the project.

3. Adjourned to 30.05.2019.



RAJAN GUPTA
[CHAIRMAN]



DILBAG SINGH SIHAG
[MEMBER]