

THE RAJASTHAN REAL ESTATE REGULATORY AUTHORITY,
JAIPUR

Suo Moto

Versus

1. Harish Jasuja
2. Rajendra Wadhwa

... Respondents

File No. F.16(22)RJ/RERA/C/2020

Present

Smt. Veenu Gupta, Hon'ble Chairperson

- (1) Complainants Shri Kundan Lal and Shri Om Prakash Sachdeva through video conference
- (2) None present on behalf of the respondents

Date of Order: 08.04.2024

ORDER

In pursuance to the directions issued by this Authority on 16.09.2020 in "Kundan Lal versus Harish Jasuja & Others", a show cause notice was issued to the respondents on 19.10.2020 seeking explanation from the respondents as to why a penalty should not be imposed under section 59(1) of the Real Estate (Regulation and Development) Act, 2016 (hereinafter called 'the Act') for non-registration of the project under section 3 of the Act. Subsequently, vide order dated 12.02.2021 passed by this Authority, the respondents were directed to register the aforesaid project with the Authority within 45 days of issuance of the said



order. The Authority passed another order dated 09.05.2022 vide which the respondent-promoters were directed to register the entire project 'City Trade Center' as one single project or as two independent phases of the project within 30 days from the date of issue of the said order, failing which, both of them would be held liable for the consequent penalties and prosecution as per the provisions of the Act. With these directions, the suo moto proceedings were disposed of. The project is not registered till date.



The respondents have neither registered the project so far despite repeated directions of the Authority nor have they offered any explanation despite appearance by the respondent counsel on 08.01.2024.

It is clearly established that the promoters have failed to comply with the directions of the Authority to register the project under section 3 of the Act. As per the valuation report received from District Collector, Sriganganagar, cost of the land on which the project has been developed is Rs. 6,58,75,432/- as per the current DLC rates. The estimated cost of the building, as evaluated by officers of Public Works Department of

Sriganganagar, is around Rs. 4,41,53,123/-. Thus, the total cost of the project is approximately Rs. 11,00,28,555/-.

Considering the overall facts of the matter in entirety, violation of the provisions of section 3(1) of the Act is clearly established. A penalty of Rs. 50.00 lakh is imposed under section 59(1) of the Act to be deposited within 45 days of the passing of this order, failing which, proceedings will be initiated under section 59(2) of the Act.


(Veenu Gupta)
Chairperson