

29.11.2025

Complaint no. HPRERA2024013 /C

Sumeet Sud and Monika Sud Vs Rajdeep Sharma and another

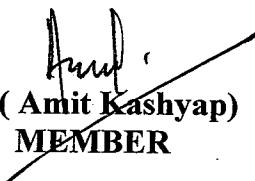
Present: - None for complainant
Sh. Rishi Kaushal , Ld. Counsel for respondent promoter

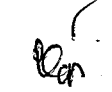
Hearing Through Webex


In continuation of the previous order dated 04.10.2025, it is briefly noted that the Authority had recorded that the respondent/promoter was executing two projects- Kasauli Paraiso (already registered) and Kasauli Paraiso Phase-II comprising nineteen flats and four villas, which was not registered with this Authority. In respect of the unregistered Phase-II project, the TCP Wing had already imposed a penalty of ₹16,00,000/-. The Authority had further restrained the respondent/promoter from advertising, marketing, booking, offering for sale, or selling any unit in the said unregistered project until requisite registration under the RERD Act, 2016 was obtained, and directions were issued to the concerned Tehsildar and the TCP Department to furnish status reports. It is also observed from the record that the Tehsildar, vide letter dated 10.11.2025, has imposed a ban on the sale and purchase of the flats in the unregistered Phase-II project in pursuance of the restraint orders issued by this Authority. The respondent/promoter's application for recalling the restraint order had already been rejected and the respondent were directed to file a proper para-wise reply.

Today, none has appeared on behalf of either party. It is further observed that the complainant has remained absent for the last four consecutive hearings and has failed to pursue the present proceedings despite sufficient opportunities.

Accordingly, in view of the continued non-appearance, the present complaint is dismissed for non-prosecution. Accordingly, the issue relating to the registration of "Kasauli Paraiso Phase-II" and compliance with the statutory requirements shall continue to be examined as suo-motu proceedings by this Authority in exercise of its powers under section 35 of the RERD Act, 2016.


(Amit Kashyap)
MEMBER


(R.D. Dhiman)
CHAIRPERSON


(Vidur Mehta)
MEMBER