HARERA
GURUGRAM

Promoter Name Pareena Infrastructures Pvt. Ltd.
Project Name The Elite Residences /Express Heights

NON-COMPLIANCE OF REGISTRATION CERTIFICATE HEARING BRIEF

Sr. No	Particulars	Details
1.	**Registration Certificate No.**	RC/REP/HARERA/GGM/352/84/2019/46
2.	**Date of registration**	25/09/2019
3.	**Date of validity of registration**	31/01/2021
4.	**Name of the project**	The Elite Residences/Express Heights
5.	**Name of the promotor**	Pareena Infrastructures Pvt. Ltd.
6.	**Nature of the project**	GH
7.	**Location of the project**	Gurugram (Sector 99)
8.	**Area registered**	4.741 Acres
9.	**Suo-Moto complaint No.**	RERA-GRG-4401-2022
10.	**Status of documents to be submitted within timeframe are as under:**	

S. no.	Conditions	Compliance end date	Date of approval obtained on	Status of approval
1.	Renewal of license within 3 months	24/12/2019	30-08-2022	Submitted not on time

11.	File Status	Date
	Show Cause notice sent on	15-06-2022
	1st hearing on	01-07-2022

12.	Project Summary
	As per the records of this authority, it was noticed that some documents were deficient as per the requirements under section 4 of the Act. Therefore, the Authority acting in the interest of allottees, a lenient view was taken and the registration certificate was issued with the conditions mentioned above directing the promoter to comply with those conditions within the specified time mentioned against each condition. Since the promoter had failed to comply with the conditions within the prescribed time, therefore, a show cause notice dated 15-06-2022 was issued to the promoter with the direction to submit the deficit documents within 15 days failing which their real estate project may be revoked under 7(1) of the Real Estate (Regulation and Development) Act, 2016 and penal proceedings may be initiated under section 63 for non-compliance of the directions issued by the Authority. Also, an opportunity of hearing was offered to the promoter on 01-07-2022. In the last hearing, the promoter requested for extension of 15 days. The promoter submitted the renewal of license but after the lapse of stipulated timeframe.
	(Jyoti Yadav) **Planning Executive**

Day and Date of hearing	Friday and 18-11-2022
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 18-11-2022

Ms. Jyoti Yadav, Planning Executive briefed about the facts of the project.

Sh. Kamal Soni (Liaison Executive) is present on behalf of the promoter. The AR of the promoter states that the pending license No. 82 of 2012 has been renewed by the DTCP vide letter dated 30.08.2022 and submits a copy of the same during the hearing. He further states that the OC for Tower Nos. 1, 3, 9, 10 and EWS (44 units) has been received.

The matter to come up for further proceedings on 06-01-2023.

(Sanjeev Kumar Arora)
Member, HARERA,
Gurugram

(Ashok Sangwan)
Member, HARERA,
Gurugram

(Vijay Kumar Goyal)
Member, HARERA,
Gurugram