

NON-COMPLIANCE OF REGISTRATION CERTIFICATE HEARING BRIEF

Sr. No	Particulars	Details			
1.	Registration Certificate No.	RC/REP/HARERA/GGM/339/71/2019/33			
2.	Date of registration	27/05/2019			
3.	Date of validity of registration	3/10/2023			
4.	Name of the project	Rof Aalayas Phase II			
5.	Name of the promotor	Nani Resorts and Floriculture Pvt. Ltd.			
6.	Nature of the project	AGH			
7.	Location of the project	Gurugram (Sector 102)			
8.	Area registered	4.1125 Acres			
9.	Suo-Moto complaint No.	RERA-GRG-4379-2022			
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.	Fire scheme NOC availability within three months from the date of grant of registration certificate.	25/08/2019	Not submitted	NIL
	2.	Environmental clearance within three months from the date of grant of registration certificate.	25-08-2019	04-10-2019	Submitted not on time
	3.	Electrical load availability NOC within a period of 3 months from issuance of this certificate.	25.08.2019	Not submitted	NIL
11.	File Status		Date		
	Show Cause notice sent on		15-06-2022		
	1 st 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. Reply was submitted vide Dak receipt no. 36883 dated 01.07.2022 which was scrutinized and found that still documents are deficit which are mentioned above.

(Signature)
18-11-2022
(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. Mayank Prajapati (CS-AR) is present on behalf of the promoter. The AR of the promoter states that the pending approvals i.e., fire scheme NOC and electrical load availability have both been received. He states that copies of the same shall be submitted with the Authority by tomorrow itself.

The matter to come up for further proceedings on 02-12-2022.

(Signature)
(Sanjeev Kumar Arora)
Member, HARERA,
Gurugram

(Signature)
(Ashok Sangwan)
Member, HARERA,
Gurugram

(Signature)
(Vijay Kumar Goyal)
Member, HARERA,
Gurugram