NON-COMPLIANCE OF REGISTRATION CERTIFICATE HEARING BRIEF

Sr. No	Particulars	Details
1.	**Registration Certificate No.**	RC/REP/HARERA/GGM/381/113/2019/75
2.	**Date of registration**	9/12/2019
3.	**Date of validity of registration**	28/02/2025
4.	**Name of the project**	ROF Alante
5.	**Name of the promotor**	Nani Resorts and Floriculture pvt. Ltd.
6.	**Nature of the project**	AGH
7.	**Location of the project**	Gurugram (Sector 108)
8.	**Area registered**	5.0 acres
9.	**Suo-Moto complaint No.**	RERA-GRG-4445-2022

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.	Approved service estimates and plans within three months from the date of grant of registration certificate.	8/03/2020	Not submitted	NIL
2.	Fire scheme approval within 3 months from issuance of registration certificate.	08-03-2020	Not submitted	NIL
3.	Electrical load availability within 3 months from issuance of registration certificate.	08-03-2020	Not submitted	NIL

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 one days time to file the reply but till date no reply was submitted by the promoter.
	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 Prajapat (Company Secretary-AR) is present on behalf of the promoter. The AR of the promoter states that the fire scheme approval has been deposited with the Authority on 12.03.2021. Regarding the approved service estimates he states that the promoter is yet to deposit the BG with the DTCP which shall be deposited within 30 days. Regarding electrical load availability, the same has been deposited with the Authority, the proof of which shall be supplied by tomorrow.

From the above, it is evident that the condition of the deposit of approved service plans and estimates, which was to be met within three months of the issue of the registration certificate, has not been met even after more than 2 and half years. In view of the above, a token penalty of Rs. 50,000/- is hereby imposed upon the promoter under section 63 of the Act of 2016. In case the promoter still fails to comply with the condition imposed in the registration certificate, it shall be open to the Authority to further proceed under section 63 and 7(1) of the Act of 2016. The penalty shall be deposited within 15 days of the passing of this order. A copy of the same be provided to the Accounts Branch for follow-up.

The matter to come up for further proceeding on 09-12-2022.

(Sanjeev Kumar Arora)
Member, HARERA,
Gurugram

(Ashok Sangwan)
Member, HARERA,
Gurugram

(Vijay Kumar Goyal)
Member, HARERA,
Gurugram