NON-COMPLIANCE OF REGISTRATION CERTIFICATE HEARING BRIEF

Sr. No	Particulars	Details
1.	**Registration Certificate No.**	RC/REP/HARERA/GGM/288/2018/20
2.	**Date of registration**	23/10/2018
3.	**Date of validity of registration**	30/04/2023
4.	**Name of the project**	The Valley (Affordable Group Housing)
5.	**Name of the promotor**	Revital Realty Pvt Ltd
6.	**Nature of the project**	AGH
7.	**Location of the project**	Gurugram (Sector 78)
8.	**Area registered**	9.0625 Acres
9.	**Suo-Moto complaint No.**	RERA-GRG-4303-2022
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.	Airport Height Clearance NOC, within three months from the date of registration.	23/01/2019	27/11/2018	
2.	Electric load availability certificate within three months from the date of registration.	23-01-2019	15/11/2018	
3.	**Approval of fire scheme NOC within three months from the date of registration.**	**23-01-2019**	**Applied on 23.05.2019**	**Not submitted**
4.	Approval of service plan and estimates within three months from the date of registration.	23-01-2019	-	**Not submitted**
5.	Environmental Clearance within one year from the date of registration.	23-10-2019	29/07/2019	
6.	**The promoter shall submit execution report of collaboration agreement within three months from the date of registration.**	**23-01-2019**	-	**Not submitted**

11.	File Status	Date
	Show Cause notice sent on	15-06-2022
	1st hearing on	01-07-2022
	2nd hearing on	09-11-2022
	3rd hearing on	11-11-2022
	4th hearing on	25-11-2022
	5th hearing on	09-12-2022

12.	**Project Summary**
	An application for registration of real estate project was submitted in the authority and the authority considered the application and granted registration certificate under section 5(1)(a) of the Act 2016 with the conditions mentioned above directing the promoter to comply with those conditions within the specified time mentioned against each condition. Since the promoter has 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 registration 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. The promoter has still not complied the conditions of registration certificate.

Proceedings dated: 11-11-2022

None is present on behalf of the promoter.

One final opportunity is being granted and if no one from the promoter submit the reply/appears it shall be assumed that they have nothing to say in this regard. Hence, thereafter The Authority shall be bound to proceed ex-parte. The matter to come up on 25.11.2022.

Proceedings dated: 25-11-2022

D.K. Choudhary (G. M. Project) and Rakesh Aggarwal (G.M. Project) is present on behalf of the promoter.

The AR of the promoter states that they have applied for approval of fire scheme NOC on 23-05-2019 and the same is still pending. With regard to the execution report of collaboration agreement, it is stated that the same has been obtained and shall be submitted within a week.

Matter to come up on 09-12-2022.

9-12-22

(Jyoti Yadav)
Planning Executive

Day and Date of hearing	Friday and 09-12-2022
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 09-12-2022

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

Sh. Dilip Kumar Chaudhary (GM-Projects) and Sh. Raj Kumar Kaushik (GM- Business Development) are present on behalf of the promoter.

The AR of the promoter states that we have applied for approval of service plans and estimates in the month of September 2018 to DTP, Gurugram. The same was forwarded from Chief Engineer, HSVP Panchkula to DTCP, Chandigarh on 10.06.2021 and final approval is still pending. Further, copy of collaboration agreement has been submitted in the registry of the Authority on 08.12.2022.

Undoubtedly there is a delay of more than 45 months in compliance of the conditions of RC No. RC/REP/HARERA/GGM/288/2018/20 dated 23-10-2018. The promoter is further directed to submit a BG or a cheque/DD of Rs. 25,00,000/- within two weeks for submission of approved service plans and estimates within a period of two months.

The matter to come up on 23.12.2022.

(Sanjeev Kumar Arora)
Member, HARERA, Gurugram

(Ashok Sangwan)
Member, HARERA, Gurugram

(Dr. Krishana Kumar Khandelwal)
Chairman, HARERA, Gurugram