NON-COMPLIANCE OF REGISTRATION CERTIFICATE HEARING BRIEF

Sr. No	Particulars	Details
1.	Registration Certificate No.	RC/REP/HARERA/GGM/353/85/2019/47
2.	Date of registration	4/09/2019
3.	Date of validity of registration	30/09/2023
4.	Name of the project	Versalia Zone A 2
5.	Name of the promotor	Ansal Properties And Infrastructure Ltd.
6.	Nature of the project	PC
7.	Location of the project	Gurugram (Sector 67A)
8.	Area registered	32.262 Acres
9.	Suo-Moto complaint No.	RERA-GRG-4404-2022
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.	3/12/2019	Not submitted	NIL
2.	Electrical load availability within three months from the date of grant of RC	03-12-2019	Not submitted	NIL

11.	File Status	Date
	Show Cause notice sent on	15-06-2022
	1st hearing on	01-07-2022
	2nd hearing on	18-11-2022
	3rd 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. In the last hearing, no one present on behalf of the promoter neither the promoter submitted the reply.

Proceedings dated: 18-11-2022

None is present on behalf of the promoter.

	A show cause notice was issued to the promoter on 15.06.2022. Despite service through email, speed post and uploading on web portal, no one has appeared on behalf of the promoter for the second consecutive hearing. It, therefore, shows willful noncompliance on the part of the promoter. In view of the above, a token penalty of Rs. 1,00,000/- is hereby imposed upon the promoter under section 63 of the Act, 2016 which shall be deposited within a period of 15 days from the date of this order. In case the directions of the Authority are still not complied with, it shall be open to the Authority to take further action under section 63 as well as section 7(1) of the Act, 2016. A copy of these proceedings may be supplied to the Accounts Branch. The matter to come up for further proceeding 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.

No one has appeared on behalf of the promoter despite sufficient opportunity and directions issued on the last date of hearing.

It has been brought to the notice of the Authority that the promoter has been proceeded against in the NCLT, Delhi in the matter of Mrs. Sheela Sharma & Ors Vs M/s Ansal Properties and Infrastructure Ltd And as per order dated 16-11-20221, IRP has been appointed and moratorium has been announced with respect to functioning of the promoter company. Therefore, the IRP appointed in the matter may be issued the show cause notice and be asked to submit his response on the next date of hearing. 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