NON-COMPLIANCE OF REGISTRATION CERTIFICATE HEARING BRIEF

Sr. No	Particulars	Details
1.	**Registration Certificate No.**	RC/REP/HARERA/GGM/294/2018/26
2.	**Date of registration**	28/11/2018
3.	**Date of validity of registration**	31/07/2023
4.	**Name of the project**	Aashiyara
5.	**Name of the promotor**	Renuka Traders Pvt Ltd
6.	**Nature of the project**	AGH
7.	**Location of the project**	Gurugram (Sector 37C)
8.	**Area registered**	5 Acres
9.	**Suo-Moto complaint No.**	RERA-GRG-4308-2022
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.	26/02/2019	9/04/2018	Submitted on time
2.	Electric load availability certificate within three months from the date of registration.	26-02-2019	25-10-2018	Submitted on time
3.	Fire NOC approval within three months from the date of registration.	26-02-2019	18-02-2019	Submitted on time
4.	**Service estimate plan approval within three months from the date of registration.**	**26.02.2019**	-	**Not submitted**
5.	The promoter shall inform to the revenue department for entry in record of ownership about the project land being licensed and bonded for setting up of affordable group housing colony.	26-02-2019	06-01-2019	Submitted on time

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

Sh. Mandeep Kr. (GM Projects) and Sh. Sanjeev (CRM Deptt.) are present on behalf of the promoter.

The AR of the promoter has requested 2 weeks' time for submitting the detailed reply. The matter to come up on 25.11.2022.

Proceedings dated: 25-11-2022

D.S. Gill (VP-Admin) is present on behalf of the promoter.

A detailed reply has been submitted by the AR of the promoter/developer. The same may be submitted after examining on file. The matter to come up on 09-12-2022.

A reply has been submitted vide dak receipt no. 45073 dated 02-12-2022 where the promoter has stated that zoning plan for 5 acres was received, and service estimates and plan has been applied. But during this period adjoining plot of 2.53125 acres (license no. 09 of 2020) was granted by DTCP Haryana, thereby necessitating zoning plan of 7.3125 acres resulting into initiation of fresh service estimates and plan of 7.53125 acres. The whole project comprising of license no. 15 of 2018 of 5 acres and license no. 09 of 2020 of 2.53125 acres. Therefore, the application for approval of SE&P has been applied and forwarded by CE, Panchkula to DTCP on 04-08-2022. (copy not attached)

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.

Brig D.S. Gill (VP) and Sh. Mandeep Kumar (GM-Projects) are present on behalf of the promoter. The AR of the promoter states that all compliances of the registration conditions have been made except service plans and estimates which were delayed on account of clubbing of the area under the present registration

However, the fact remains that the condition of submitting service plans and estimates for the registration issued vide RC/REP/HARERA/GGM/294/2018/26 Dated 28.11.2018 have been delayed beyond three months. In fact, the service plans and estimates for the combined area are yet to be approved by the DTCP.

In view of the above, the matter to come up on 06-01-2023.

(Sanjeev Kumar Arora)
Member, HARERA, Gurugram

(Ashok Sangwan)
Member, HARERA, Gurugram

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